



Unit 19.3, Burrough Court, Burrough On the Hill, Melton Mowbray, LE14 2QS

Substantial Warehouse TO LET

Rent - £27,500 per annum +vat

Available size - 4,144 Sq ft

- Eaves height 4.5m Ridge 7.5m
- Electric roller shutter door for easy access
- Solid concrete flooring throughout
- 3-phase power supply
- LED lighting provided
- Access to excellent on-site amenities including a café and gym
- 24/7 Security & access

Unit 19.3, Burrough Court, Burrough On the Hill, Melton Mowbray, LE14 2QS

Summary

Size - 4,144 sq ft
Rent - £27,500 per annum
Rateable Value - £15,500 with indicative rates payable of £7,750
Service Charge - to be agreed - per quarter in advance.
VAT - Applicable
Parking - Ample on site parking
Legal Fees - Each party to bear their own costs
EPC Rating - C (70)

Description

Unit 19.3 is a versatile unit that offers a cost-effective solution for warehousing or light production use, the space provided is open planned with a host of practical features designed to support a range of operational needs for the end user.

The roller shutter door provides excellent access to the property, and the level hardstanding concrete base offers the opportunity for ideal storage and distribution needs with forklift accessibility.

Welfare facilities are not located internally but are situated locally for tenant use.

Terms

Standard FRI Lease on 5 year term and to include a mutual break at year 3. Rent which is payable quarterly in advance has been set at £27,500+ VAT per annum. 3 months' rent deposit will be required.

Service charge to be agreed per quarter (to include the building's insurance) will be payable at the same time as the rent. Tenants are responsible for the utilities used; these will be re-charged at cost by the landlord. Availability will require 2 months notice.

Utilities are paid monthly in arrears.

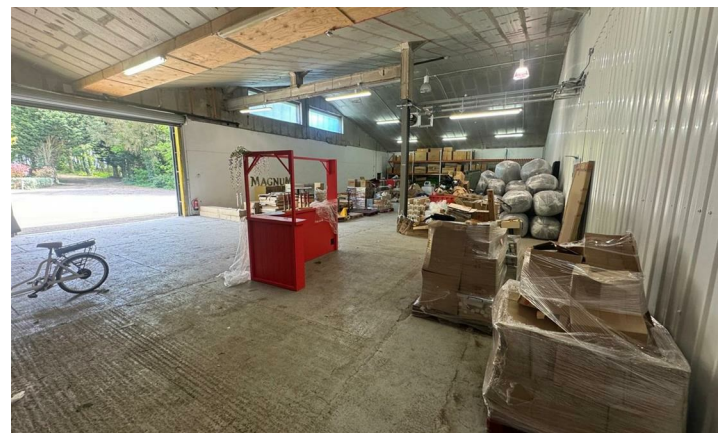
Location

Burrough Court is a family run 22-acre business park in the heart of Leicestershire, just 6 miles from Melton Mowbray in-between the A1 and M1 with Leicester 12 miles, the M1 and M69 30 miles and the A1 20 miles at Stamford. Oakham, the county town of Rutland, is within 8 miles. Peterborough, Nottingham and East Midlands airport are within 35 miles.

There is a Cafe on site in the main office complex and a Gym offering memberships to tenants. Meeting rooms are available with Wi-Fi and plasma "smart" TV to the office customers from as little as £25 per hour plus VAT - subject to availability.

Service Charge

Service Charge covers, maintenance of security gates, CCTV repair & maintenance, biomass boiler servicing, night-time/weekend security patrols, repair and maintenance of roads and aprons, grounds maintenance, site signage, external lighting of buildings and roads & driveways, snow clearance and road salting plus more.



Viewing and Further Information

Luke Owen

Email: office@pandfcommercial.com

Tel: 01664 431330

