



Industrial Unit with Offices, 8A, Old Dalby Enterprise Village, Old Dalby, Melton Mowbray
LE14 3NQ

Newly Built Industrial Unit with Offices

£350,000 (VAT to be confirmed)

Circa 1,000 Sq ft Industrial
Circa 517 Sq ft Mezzanine Offices

- Freehold For Sale - Newly Constructed
- Industrial to the Ground Floor and Office to Mezzanine
- Upper Enterprise Road, Crown Business Park, Old Dalby
- High specification fit out with views
- Fully fitted kitchenette and WC

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Summary

Price - £350,000
VAT - May be applicable - TBC by the seller
Business Rates - Rates to be assessed
Size - 1517 square ft
Legal Fees - Each party to bear their own costs
EPC - Has been commissioned and will be available in due course

Description

Newly Constructed, this industrial unit has countryside views and has been developed to a high specification and benefiting from:

- Steel portal frame construction
- 10% roof lights
- Internal clearance to eaves of 7m
- Roller shutter door access
- Solid concrete floor
- 3-phase power
- Fully-fitted first floor offices with kitchenette

Location

This new build Industrial Unit is located on the popular Crown Business Park in Old Dalby, well positioned just off the A606, and close to the A46, given direct access to the M1 and M69/M6 Motorways.

Terms

Freehold Offered For Sale with vacant possession for an Guide price of £350,000 plus VAT.

Accommodation

Unit measures 1,517 Sq ft
Industrial to the Ground Floor and Office to Mezzanine

Services

All mains services are connected to the properties to include mains drainage, gas and electric. These services have not been tested by the agent.



Viewing and Further Information

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