



8b, Old Dalby Enterprise Village, Old Dalby, Melton Mowbray LE14 3NQ

Brand New Industrial unit with Offices  
For Sale

£350,000 with Vacant possession - VAT  
TBC

1,517 Sq Ft Including Circa £500 Sq Ft  
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

## 8b, Old Dalby Enterprise Village, Old Dalby, Melton Mowbray LE14 3NQ

### Summary

Size - 1517 Sq ft  
Price - £350,000  
VAT - May be applicable - TBC by the seller  
Business Rates - Rates to be assessed  
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 asking 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

Ben Freckingham

Email: [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

Tel: 01664 431330

