



8 Thorpe End, Melton Mowbray, LE13 1RB

High Spec office/Studio/retail  
space in Melton Mowbray town  
centre

£15,000 per annum - Unit 2 last  
one remaining

1,652 Sq ft Plus Basement Storage

- Last unit remaining
- 1,652 sq ft Unit 2 ground floor plus the basement
- £15,000 per annum plus VAT Year 1
- VAT applicable
- Available immediately
- Brand new units - kitchens and w/c's

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## Summary

Size - 1,652 Sq Ft  
Rent - £15,000 Year 1 - £17,500 Year 2 - £20,000 year 3  
Rateable value - each unit will be re rated when let  
Service Charge - £105 per unit per month  
VAT - Applicable on the rent and service charges  
EPC - A (15)

## Description

Thorpe house is an attractive two storey Edwardian building in Melton Mowbray which has been newly renovated. Internally it has been completely refurbished to create flexible space.

This prominent town centre building offers fully customizable and multifunctional spaces lending itself to a range of uses. The fire system and emergency lighting are also in place and the building is neutrally decorated throughout and is ready for the new occupants to tailor to their requirements.

## Location

Melton Mowbray is a rapidly expanding town with the current population being over 27,000. There is a new relief road under construction and many new housing developments underway. The train station located in Melton Mowbray provides services to Leicester, Stamford and Stansted airport.

## Accommodation

Unit 2 – Ground Floor 153 sqm / 1652 sq ft plus basement 50 sqm/546 sq ft

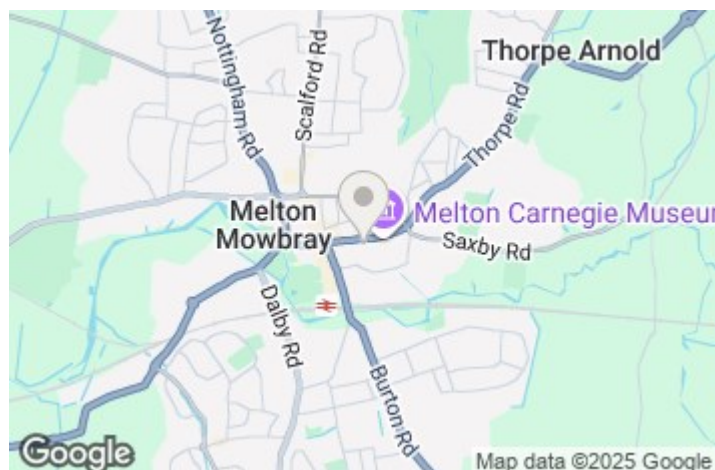
This ground floor unit occupies 153 sqm of space plus the additional 50 sqm of basement storage. The entrance is from the communal front hall and there are four windows fronting onto Sherrard street. The main room is large with two areas that could easily be sectioned into private spaces. There is an office to the rear, an additional rear room that leads to the toilet facilities fitted with cubicles and sinks. The kitchen has fitted units and sink and has access to the side passage way. There are combined air conditioning and heating units and access to the communications cupboard. There is also a door to the basement storage space.

## Terms

Unit 2 is available on 5 year lease terms, or longer if required at rent set at £15,000 Year 1 - £17,500 Year 2 - £20,000 year 3. Rent will be reviewed to market levels in an upward only direction at the end of year 3. A 3 month deposit will be required.

A service charge of £105 per month per unit plus VAT will apply for the upkeep of common parts.

Each unit is metered individually and tenants will be responsible for their own utilities and business rates.



## Viewing and Further Information

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