



Unit 21, Warehouse & Office. Burrough Court, Melton Mowbray LE14 2QS

Substantial Warehouse in Rural Leicestershire Location

Rent £80,000 per annum

14,260 Sq ft

- Substantial Warehouse with mezzanine Office - 14,260 Sq ft - To Let
- 4950 sq ft Warehouse with 9,310 Mezzanine containing Enclosed Office and open storage
- 6m Eaves and 8m Ridge
- 5m high roller shutter door
- Office with Kitchenette and Meeting Room
- Available on 2 months notice
- Single Storey reception and Wc's

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Summary

Size - 14,260 sq ft
Rent - £80,000 per annum
Rateable Value - £30,000
Service Charge - A service charge of £1,500 per quarter is payable with the rent.
VAT Applicable
Legal Fees - Each party to bear their own costs
EPC Rating B (40)

Description

Unit 21 comprises a substantial warehouse with mezzanine offices and storage (approx. 14,260 Sq Ft) with 6m eaves and a 5m shutter door accessed across a large shared concrete apron.

High bay lighting, highly insulated walls and roof. Burrough Court uses Green energy with electricity supplied by solar and heating by biomass.

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.

Accommodation

Small reception area with Wc's. The warehouse offers circa 4,950 sq ft of level space with a concreted floor with the office and open storage area circa 9,310 sq ft on the mezzanine. There is ample free parking available to all occupiers and their visitors.

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 £80,000+ VAT per annum. 3 months' rent deposit will be required.

Service charge of £1,500 + VAT 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.

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

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