



8 Thorpe End, Melton Mowbray, LE13 1RB

£15,000 (From) Per Annum

- Last unit remaining
- £15,000 per annum plus VAT
- Available immediately
- 1652 sq ft Unit 2 ground floor
- VAT applicable
- Brand new units - kitchens and w/c's

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High Spec office/Studio/retail spaces

Melton Mowbray town centre

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



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 spaces with an option of up to five individual retail / office units or the opportunity to lease the whole building or a selection of the units. This prominent town centre building offers fully customizable and multifunctional spaces lending itself to a range of uses. Each unit in the development comes with a fitted kitchen, washroom facilities as well as air conditioning and heating units. 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. Melton Mowbray is located 20 Miles from Nottingham, 16 miles from Leicester and 16 miles from Grantham which has a frequent train service to London Kings Cross. The train station located in Melton Mowbray provides services to Leicester, Stamford and Stansted airport.

Property

The development consists of 5 units, three on the ground floor and two on the first floor. There is a front door providing access to units 1,2,4 and 5 using the communal stairs, unit 3 can be accessed from the side and the rear of the building. This is an opportunity for a business to accommodate multiple units to support their requirements and there is the opportunity for customisation of the spaces and infrastructure to fit the needs of the business.

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

Units are available on 5 year lease terms - or longer if required.

Unit 2 - £15,000 per annum plus VAT Year 1 - £17,500 Year 2 - £20,000 Year 3

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 including rates.

Viewing

Viewing is strictly by prior appointment with the agents P & F Commercial Tel: 01664 431330 or email: office@pandfcommercial.com



Directions

Viewings

Viewings by arrangement only. Call 01664 431330 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC