



1 acre Open Storage Land - Burrough Court, Melton Mowbray LE14 2QS

Rural Leicestershire Location

Rent £30,000 per annum

1 acre open storage land

- 1 Acre Open Storage land TO LET
- Burrough Court - rural business park location
- Available immediately
- No services on site
- £30,000 per annum plus VAT
- On site cafe and facilities

# 1 acre Open Storage Land - Burrough Court, Melton Mowbray LE14 2QS

## Summary

Size - 1 Acre

Rent - £30,000 per annum

Rateable Value - The site is currently not rated - tenants will be responsible for business rates payable when rated

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

1 Acre of open storage land at Burrough Court.

## 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

Open storage land, level and stoned.

## 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 £30,000+ 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

Ben Freckingham

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

Tel: 01664 431330