The Basement - Sherrard Street, Melton Mowbray LE13 1XJ

650 Sq. Ft Studio space To Let

Melton Mowbray Town Centre

£6,000 per annum No VAT

- Prominent town centre location
- Office and studio use
- Kitchen and W/C
- Part furnished for office use
- £6,000 per annum
- Rates and utilities tenant responsibility
- Available immediately

Summary

Size - 650 Sq. Ft
Rent £6000 per annum (no VAT)
VAT - Not applicable
Business Rates - Tenant to make their own enquiries
EPC - (E) 104
Legal fees - Each party to bear their own

Description

Occupying the basement of a 3 storey building with the main door entrance of the footpath and stairs leading to the main office/studio area. Circa 650 St ft of open plan space with a separate meeting/board room. Kitchen and W/c.
The is some natural light from a light well at one end of the office but light is limited.

Location

Situated on the prominent corner where Sherrard Street meets Leicester Road and the main High Street, in the town centre of Melton Mowbray, with Nottingham 17 miles Northwest, Leicester 13 miles Southwest and Grantham 15 miles Northeast. The location offers excellent access into other local market towns, including Oakham, Loughborough, and Newark. The A1, M1, A46 and M69 motorways are all within 30 minutes. Melton Mowbray railway station is on the midland mainline and is a 5-minute walk away from the High Street.
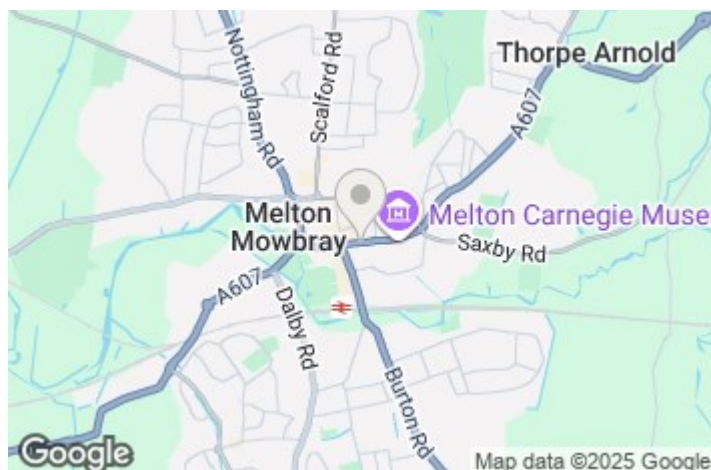
Viewing

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

Legal Costs

Both Parties will be responsible for their own legal costs.

Terms

Offered for let on a new 5 year lease with break at 3 years.
3 months rental deposit will be required.
The space is available immediately.
A £250 admin fee will be payable by the tenant for the landlords lease costs.

Map data ©2025 Google

Energy Performance Asset Rating

More energy efficient

A+	Net zero CO_2 emissions
A	0–25
B	26–50
C	51–75
D	76–100
E	101–125
F	126–150
G	Over 150

104 — This is how energy efficient the building is.

Less energy efficient

WWW.EPC4U.COM

Viewing and Further Information

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