



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

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

## Summary

Size - 14,260 sq ft  
Rent - £80,000 per annum  
Rateable Value - £30,000 (this may be subject to change from 1st April 2026 and interested parties should make their own enquiries with VOA)  
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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