



01509 233433

Land Plots at Melton Commercial Park
St Bartholomews Way
Melton Mowbray
LE14 3JL

TO LET
Rent on Application



Land Plots Available

0.62 – 2.02 acres (0.26 – 0.82 hectares)

Land Plots at Melton Commercial Park, St Bartholomews Way, Melton Mowbray, Leics, LE14 3JL

DESCRIPTION

Melton Commercial Park is an estate that includes 33.43 acres of open storage land. Plots available range from 0.63 - 2.02 acres and are a mixture of concrete, tarmac and soft surface.

Water and electricity are available for some plots and there is partial fencing in place.

HGV access to the site is good given the extensive road network.

LAND PLOTS

Plot 1B	1.37 acres
Plot 2	0.72 acres
Plot 3	0.63 acres
Plot 5	2.02 acres
Plot 8	1.25 acres
Plot 15	0.88 acres

TENURE

The plots are available on a new lease for a term to be agreed.

RENT

On application.

VAT

VAT will be charged on the rent at the prevailing rate.

BUSINESS RATES

Local Authority: Melton

Period: 2024/2025

Rateable Value: Interested parties should contact the local authority for full details

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

SERVICE CHARGE

An annual service charge will be applicable. Details available upon request.

PLANNING

We understand the premises have established planning consent for open storage under the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

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LOCATION

Melton Mowbray is a town in Leicestershire, England, 19 miles (31km) northeast of Leicester, and 20 miles (32 km) southeast of Nottingham.

Melton Commercial Park is located 2 miles north-east of Melton Mowbray. The business park has direct road access via St Bartholomew's Way onto the A606, which links to the A46 trunk road, between the M1 at J21a and Lincoln, with connecting routes to Leicester, Nottingham, Grantham and Newark.



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations