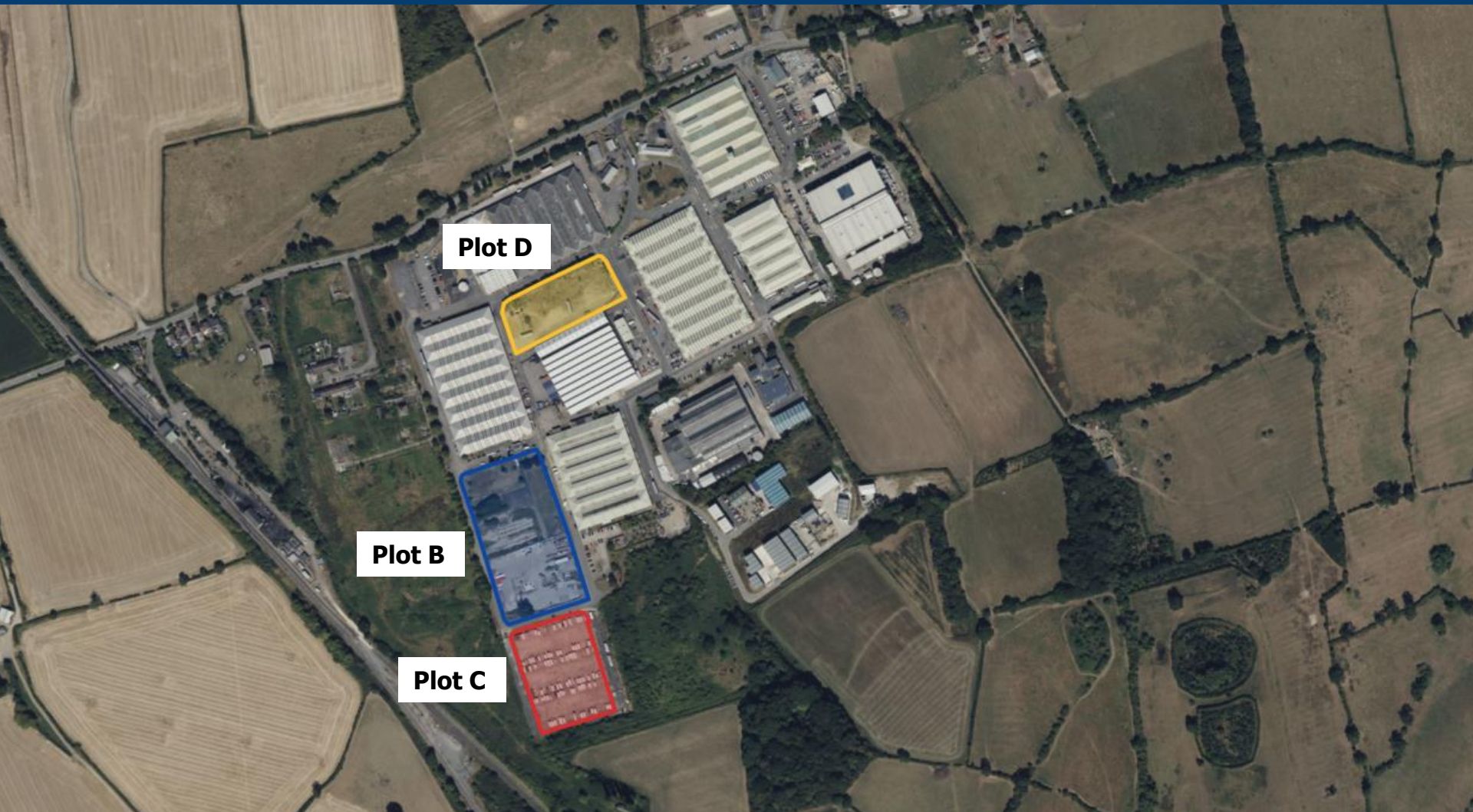




01509 233433

Land Plots at Old Dalby Business Park
Station Road
Old Dalby
Melton Mowbray LE14 3NJ

TO LET
Rent on Application



Open Storage Land

2 – 4 acres (0.81 – 1.62 hectares)

Land Plots at Old Dalby Business Park, Station Road, Old Dalby, Melton Mowbray, Leics, LE14 3NJ

DESCRIPTION

Old Dalby Business Park comprises a series of warehouse and open storage land opportunities within a secure site with manned security and CCTV.

Three open storage plots are available across the estate, namely Plots B, C and D, as identified on the plan.

The different plots are finished to varying degrees, however there is opportunity to enhance their specification to suit different requirements by way of negotiation.

We understand the different plots to be of the following general specification:

- Combination of concrete and type 2 surfaces
- Securely fenced (or has the ability to be)
- Floodlit (or has the ability to be)
- Utility connections can be made available
- 24/7 access + on site security

PLOTS

Plot B	4 acres	(1.62 hectares)
Plot C	3 acres	(1.21 hectares)
Plot D	2 acres	(0.81 hectares)

TENURE

The plots are available by way of a new lease, on a term to be agreed.

RENT

On application.

VAT

The position regarding VAT is to be confirmed.

SERVICE CHARGE

An estate charge is levied for the upkeep and maintenance of the common areas. The current budget is available upon request.

BUSINESS RATES

Local Authority: Melton

Period: 2024/2025

Rateable Value: Enquiries should be made with the local authority

LEGAL COSTS

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

PLANNING

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

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

Land Plots at Old Dalby Business Park, Station Road, Old Dalby, Melton Mowbray, Leics, LE14 3NJ

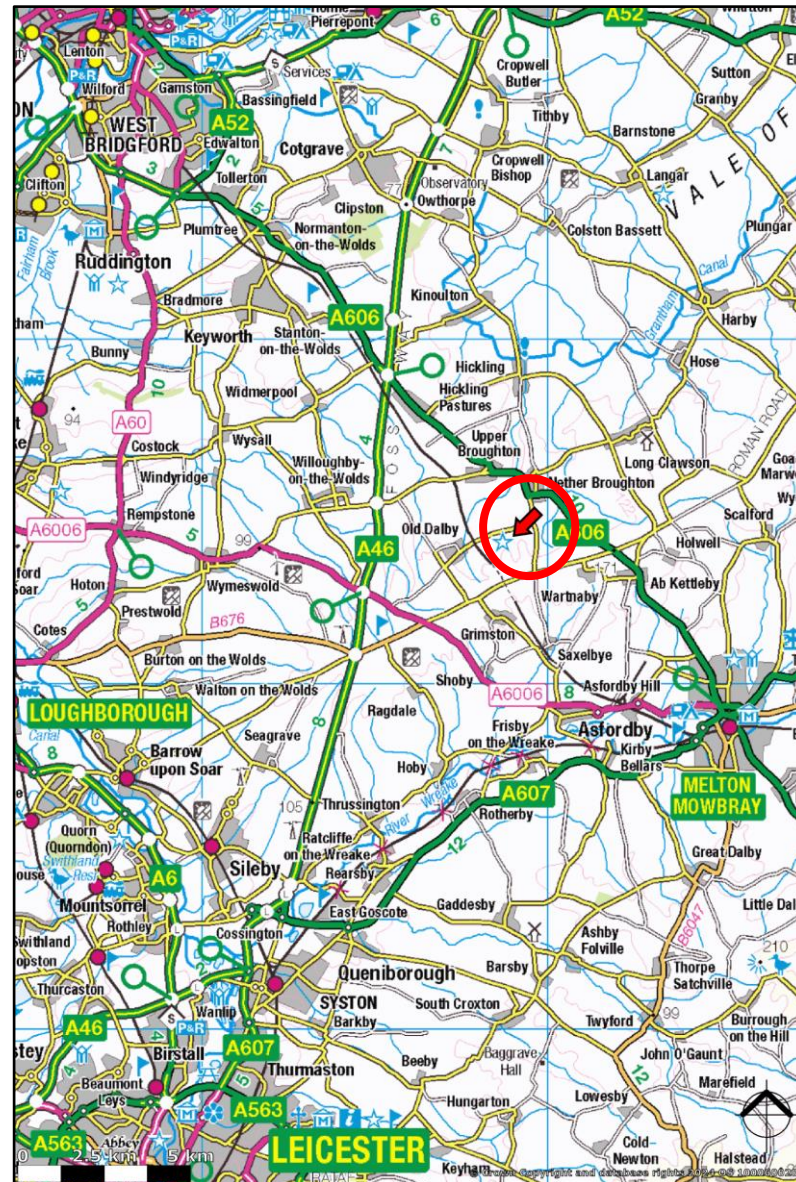
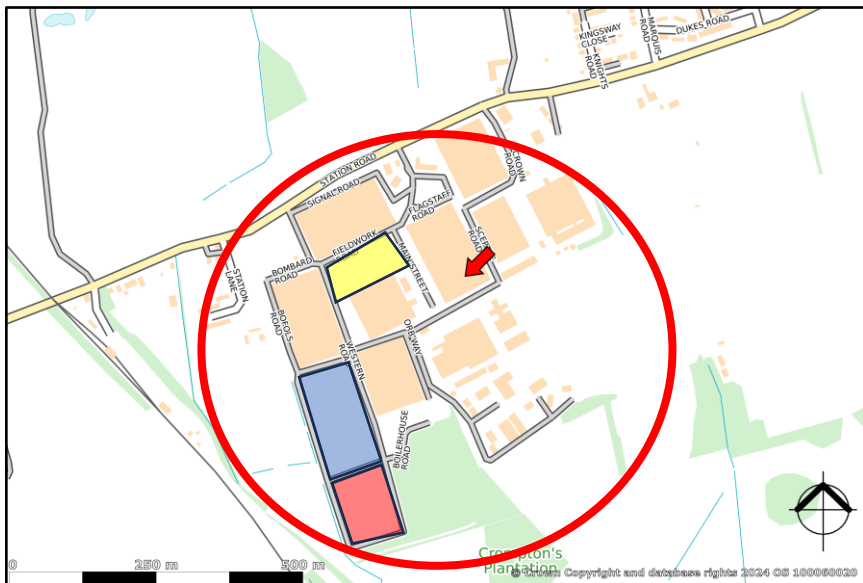
LOCATION

Old Dalby Business Park is situated within the village of Old Dalby, occupying a position on the south side of Old Dalby Lane. The site is located 17 miles north of Leicester and 15 miles south of Nottingham.

Melton Mowbray and Loughborough are positioned 7 and 12 miles distant respectively.

In terms of highways, the site lies between the A46 and A606. The A46 is an arterial dual carriageway which facilitates connections from Lincolnshire and the east of Nottingham into the city of Leicester. The A606 is a single carriageway road which provides routes to Nottingham, Melton Mowbray and the A1 via the Stamford junction.

 **what3words:**
///lends.store.doted



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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