

**MATHER
JAMIE**

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**Units 2A – 2D Old Dalby Business Park
Station Road
Old Dalby
Melton Mowbray LE14 3NJ**

TO LET
Rent on Application



Warehouse (undergoing refurbishment)

**3,065.63 – 6,251.31 sq m
(32,998 – 67,289 sq ft)**

DESCRIPTION

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

Units 2A - 2D comprise four bays of warehouse accommodation, traditional brick construction, beneath a pitched light steel truss roofs. The units are available as a whole or in part, having the ability to be split into two units.

The units are currently undergoing a full comprehensive refurbishment, is due to complete shortly.

We understand the units to be of the following general specification:

- Open plan warehouse space
- Ancillary accommodation including offices, kitchenettes and WCs
- 4.3m to eaves
- LED lighting
- Electric roller shutter doors to front and rear
- Yard/loading apron to front
- 24/7 access
- Additional open storage land available

ACCOMMODATION

Unit 2A – 2B	3,185.68 sq m	(34,291 sq ft)
Unit 2C – 2D	3,065.63 sq m	(32,998 sq ft)
Total GIA	6,251.31 sq m	(67,289 sq ft)



TENURE

The units are available by way of a new full repairing and insuring 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: £168,000

NB: This is the combined rateable value for Units 2A – 2D.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Unit 2A has an Energy Performance Asset Rating of 70 within Band C. The EPC is valid until 24 January 2028.

Unit 2B has an Energy Performance Asset Rating of 72 within Band C. The EPC is valid until 24 January 2028.

Unit 2C has an Energy Performance Asset Rating of 70 within Band C. The EPC is valid until 24 January 2028.

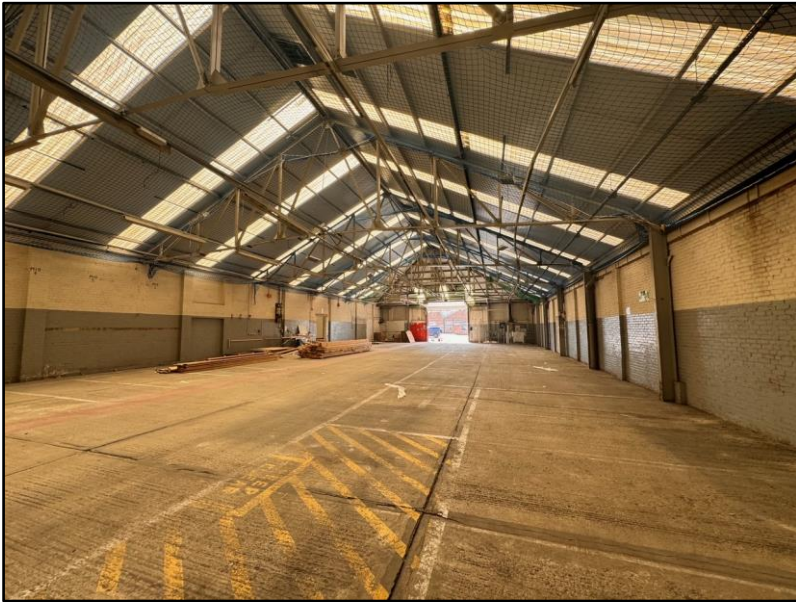
Unit 2D has an Energy Performance Asset Rating of 70 within Band C. The EPC is valid until 24 January 2028.

NB: The units will be reassessed following completion of the refurbishment.

PLANNING

We understand the premises have authorised planning consent under Class B2/B8 of the Town and Country Planning (Use Classes) Order 1987.

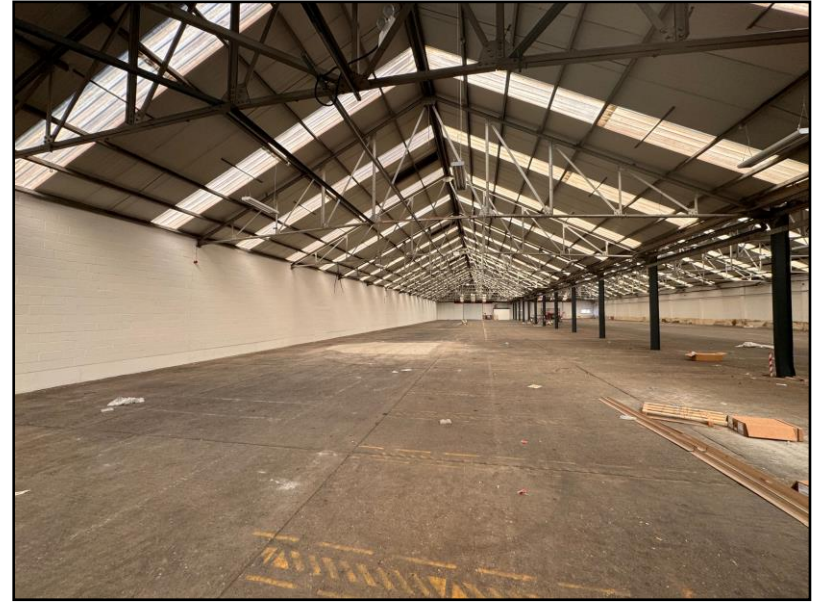
Interested parties are advised to make their own enquiries of the local planning authority.



Unit 2A – 2B



Units 2A – 2D Old Dalby Business Park, Station Road, Old Dalby, Melton Mowbray, Leics, LE14 3NJ



Unit 2C – 2D



Units 2A – 2D Old Dalby Business Park, Station Road, Old Dalby, Melton Mowbray, Leics, LE14 3NJ

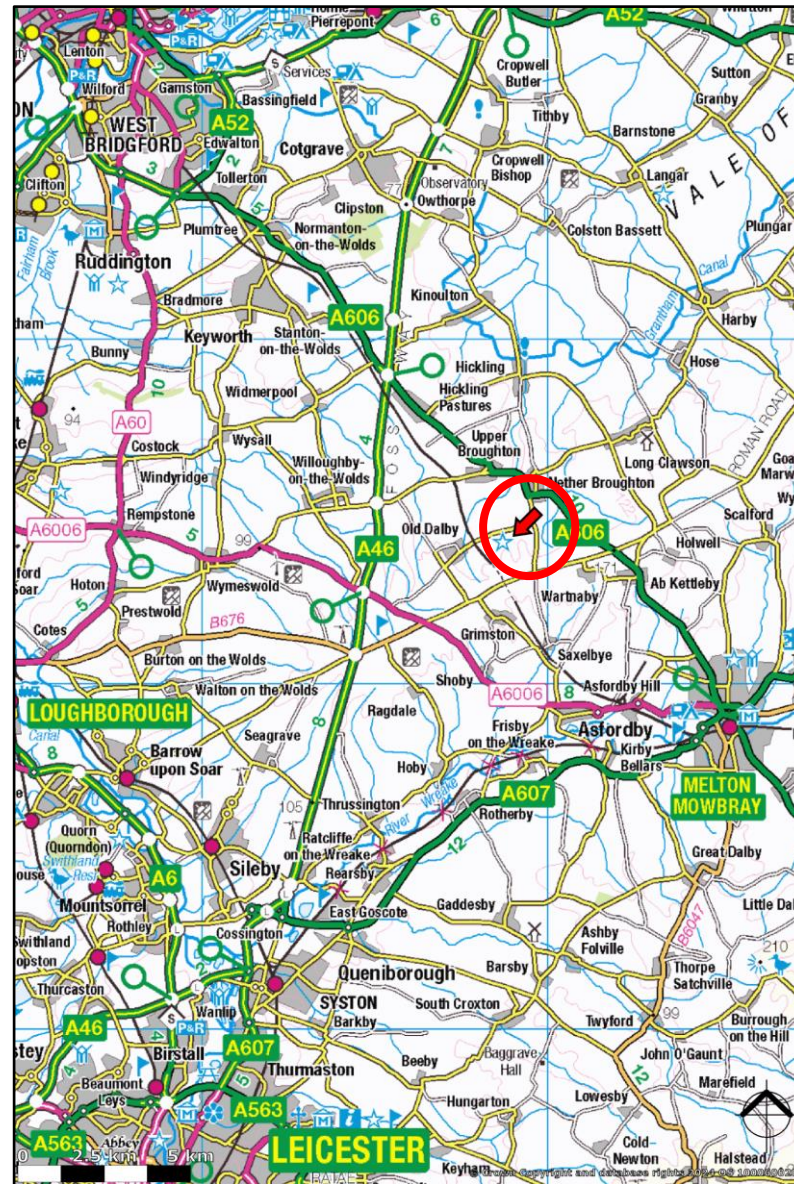
LOCATION

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:**
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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