

Unit 21 | Burrough Court | Burrough on the Hill | Melton Mowbray
LE14 2QS



INDUSTRIAL/WAREHOUSE UNIT SUITABLE FOR PRODUCTION OR STORAGE WITH FITTED FIRST FLOOR OFFICES AND A LARGE CONCRETE APRON



TO LET

12,220 ft²
(1,135 m²)

- Quoting rent: £6.55 psf
- 7.5m+ Eaves Height
- 3 Phase power
- Large concrete apron
- Fully fitted first floor offices
- Strategically located with A46 (15 mins) and M1 J21A (25 mins)
- 24/7 unrestricted access

LOCATION

Burrough Court is a 22-acre business park with over 350 people working across various business on site.

The A46 is only a 15-minute drive time providing North and South Bound access to M1 (J21A) along with East Midlands Airport being only a 40-minute drive.

70% of the UK population are within a 4-hour drive time

DESCRIPTION

This building provides cost effective warehouse or potential production space

The specification for the property includes:

- 7.5m eaves with 10m ridge
- Electric roller shutter door
- Solid concrete floors
- Fully fitted first floor offices
- Ground floor reception with WC's
- 3 Phase power
- LED Lighting
- First floor offices with mezzanine
- Highly insulated walls and roof
- Renewable electricity via on site solar



FLOOR AREAS

Unit 20	SQ M	SQ FT
Office	176m ²	1,900ft ²
Warehouse	959m ²	10,320ft ²
Total	1,135m ²	12,220ft ²

RENT

The unit is available on flexible lease terms with a quoting rent:

£80,000 per annum exclusive
(Eighty thousand pounds)
(£6.55 per sq ft)

BUSINESS RATES

From enquires of the valuation office website we understand the following:

Rateable Value from 1st April 2023: **£31,250**

VAT

We understand that VAT to be payable upon rent and service charge





EPC

The unit has an EPC rating of **B 40**

SERVICE CHARGE

A service charge will be levied for contribution towards the maintenance and upkeep of the shared parts of the estate

CONTACT

For further information or to arrange a viewing please contact:

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