



Unit 1C

Enterprise Road | Enterprise Village | Old Dalby | Melton Mowbray | LE14 3AY



Bentons

INTRODUCING

Unit 1C

*Enterprise Road, Enterprise Village, Old
Dalby, Melton Mowbray, LE14 3AY*



Property at a glance

Bespoke Workshop/Warehouse & Office Unit

Built to a High Specification

Enjoying Delightful Country Views

Atrium Entrance

Workshop/Warehouse Area with Roller Shutter Door

WC's to Ground & First Floors

Kitchenette Area to the First Floor

Three Allocated Parking Spaces

Visitors Parking

Flexible Lease Terms

Viewing Highly Recommended

Available Now

£1,350 per month



A Closer Look

A hugely rare offering on to the rental market, one of four high quality recently built office & workshop/warehouse units. The unit has been built to an exceptionally high specification with a contemporary interior and exterior and being visually attractive with a double height glazed entrance atrium, bespoke steel staircase rising to the first floor office space. The property is heated by air source heating and has 3 phase electricity. The ground floor lends itself to a workshop/warehouse accessed via a high sided roller door, ideal height for tall racking or could be converted into further office space with a ground floor WC. On the first floor there is also a high ceiling and windows enjoying panoramic views across open countryside which is a rare offering on an industrial park. There is a contemporary fitted kitchenette with sink and drainer unit and space for a fridge as well as a first floor WC and has aluminium glazing throughout. Externally the site surrounding the property is accessed via a secure barrier, there are three allocated car parking spaces immediately in front of the unit and additional visitors' spaces. The boundaries of the site are landscaped with trees and planting and there are two break-out seating areas for the communal use of the four units. Due to the individual nature of this property and the high specification, we strongly advise an early internal inspection to avoid missing out.

Accommodation

With access via a floor to ceiling fully glazed aluminium door into a fabulous glazed atrium.

Entrance Atrium

Being a fabulous double height glaze atrium over 8m (26'2") in height with a grey custom made steel staircase rising to the first floor accommodation with a highly contemporary styled wood cladding finish and corrugated steel finish inspired by an industrial look. Door through to the workshop/warehouse.

Workshop/Warehouse - 31'11" (9.74) max - 21' (6.41) min x 22'4" (6.80)

Accessed via a high sided roller door to the front into this large open plan workshop/warehouse with a roof height in excess of 4m (13'1") and being connected with power and lighting, emergency escape door to the rear elevation and wall mounted electric consumer unit.

Ground Floor WC - 7'7" x 3'7" (2.3m x 1.1m)

These measurements are approximate.

Fitted with a white two piece suite comprising a low level WC and wash hand basin. Painted floor and radiator.

First Floor Office - 32'10" x 23' (10m x 7m)

Having a high pitched sloping ceiling starting 2.9m (9'5") and rising to 3.7m (12'1"). A naturally light space provides a blank canvas for a first floor office layout with a multitude of glazing including five double glazed roof lights and windows to front, side and rear elevations enjoying elevated far reaching countryside views and also views into the glazed entrance atrium with floor to ceiling glazing. The room is connected with power and lighting, a highly styled high quality parquet effect wood flooring and a continuation of the industrial style with cladding and wood and corrugated iron. Off is a kitchenette area off.

Kitchenette Area

With a range of contemporary units, work top with an inset stainless steel sink and drainer, wall mounted power points for freestanding appliances and space for a fridge/freezer. Access through to a first floor WC.

First Floor WC - 6' x 4' (1.83m x 1.22m)

Fitted with a white two piece suite comprising a wash hand basin and low level WC. Double glazed window enjoying far reaching views.

Outside

The property sits in a complex of four identical properties built to a particularly high specification, there is a central courtyard which is tarmac with three allocated parking spaces for the property with additional visitor parking bays. The site has been landscaped with established trees which are dotted along the boundary and a communal pathway which wraps around the outside of the building. There are two external seating areas for communal use of the units for break-out areas with field views beyond. There is secure barrier access to the development.

Services

The property benefits from mains electricity, water and drainage and has a 3 phase electricity supply and is heated by an air source heat pump and having radiators to the entrance atrium and the first floor. Currently there is no service charge for each individual unit, however the Enterprise Park may be subject to a future service charge which will be apportioned equally between the four units for estate road maintenance.

Business Rates

The local authority is Melton Borough Council

The rateable value for 1st April 2023 is £12,250. However, due to the size of the units we believe that small business rate relief may be applicable.

VAT

VAT will be charged on top of the asking rent price.

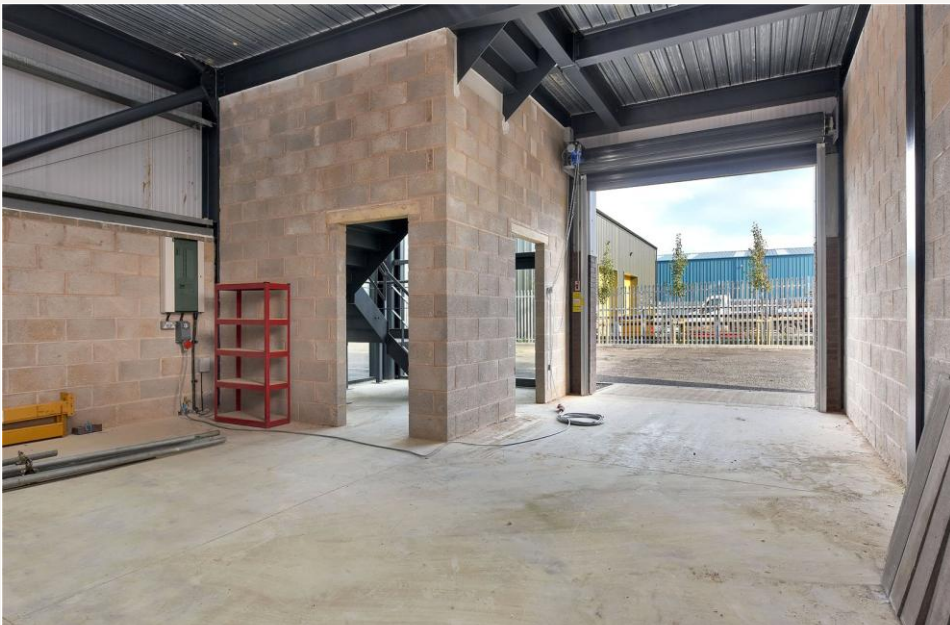
Terms

The properties is available on a flexible lease terms with a minimum lease of 24 months with longer terms available. The properties are let on a fully repairing and insuring basis. The tenant will be required to make a contribution towards the referencing costs of £100 and a £625 contribution towards the lease agreement. A 2 month deposit will be required upon the successful move-in of the building and will be returnable at the end of the lease, subject to the property being left in a satisfactory condition. The premises have authorised use under Class B1/B8 of the Town & Country Planning Users Act Order 1987.

Note

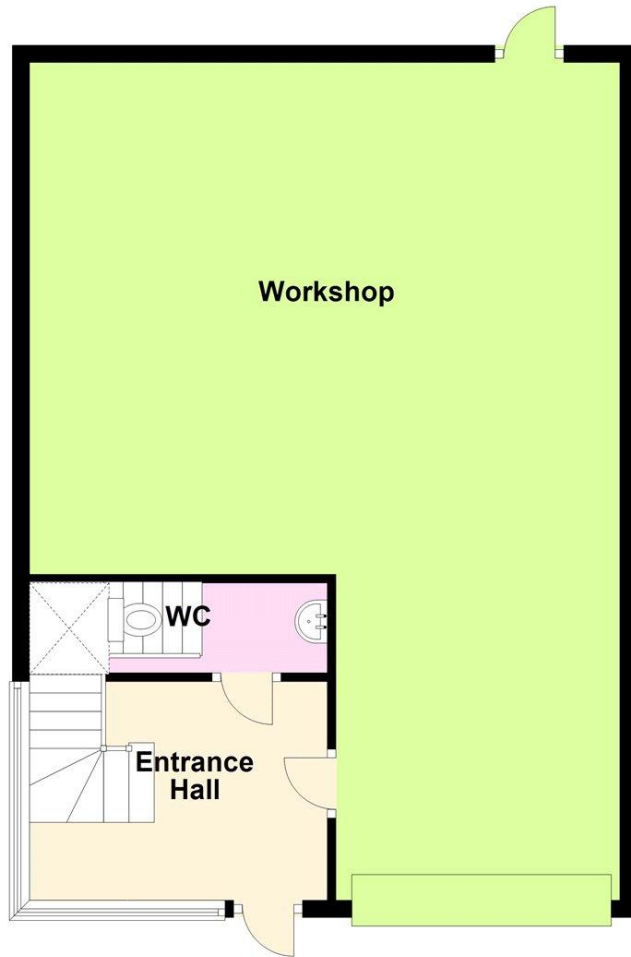
Please note that the internal photographs used within the marketing are of the neighbouring unit but are a fair representation of the internal fit out of the property.



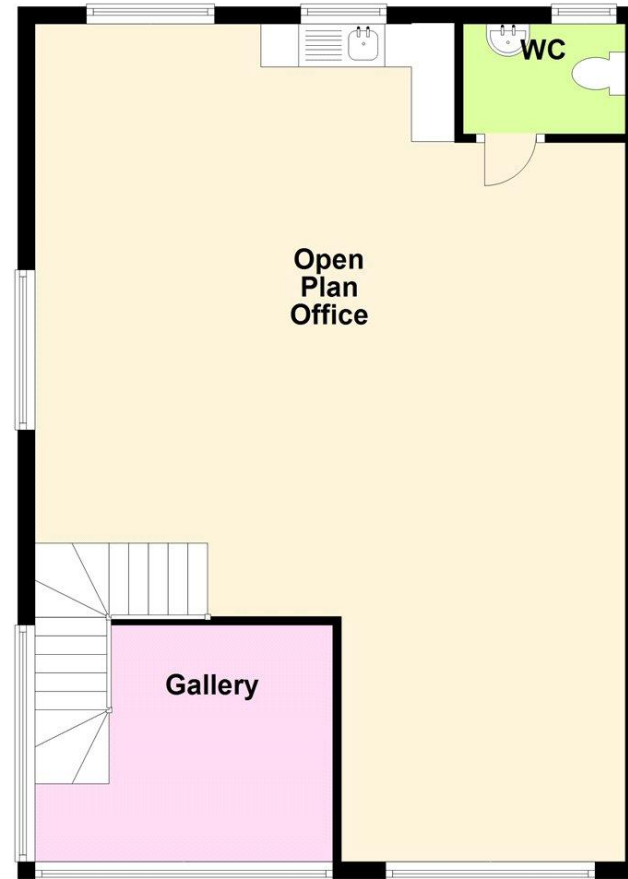


Floorplan & EPC

Ground Floor



First Floor



Awaiting EPC

N.B. All measurements are approximate. These Sale Particulars have been prepared by BENTONS upon instruction of the Vendor(s). Services, Fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters. These particulars are intended to give a fair description but their accuracy is not guaranteed. Nor do they constitute an offer or contract.



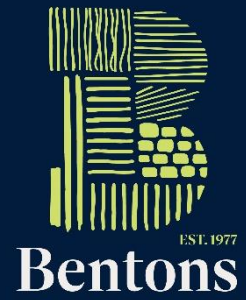
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