



TO LET

# Self Contained **WORKSHOP**

in the centre of Melton Mowbray

**£151,800<sup>+VAT</sup>**  
per annum exclusive

## Rent & Utilities:

- **Rent:** £6.00 per sq ft
- **VAT:** Is chargeable
- **Utilities:** Are metered and charged at the prevailing rate.
- **Business Rates:** Local authority Melton Mowbray

## Additional Office Space

We have a range of office space available on-site by separate agreement.

**Located on a modern business park**  
sits within close proximity to 3 major roads - **A46, M1 & A1**

## Highlights

- ✓ Total area: Approximately **25,300 sq ft**
- ✓ 10-tonne and 5-tonne cranes
- ✓ Level access loading bay with electric roller shutter door
- ✓ Clear internal height: 10.4m to eaves / 7.7m to underside of the crane
- ✓ 290 kVA incoming power
- ✓ Ancillary tool rooms to the rear (5,000 sq ft)



24/7 access



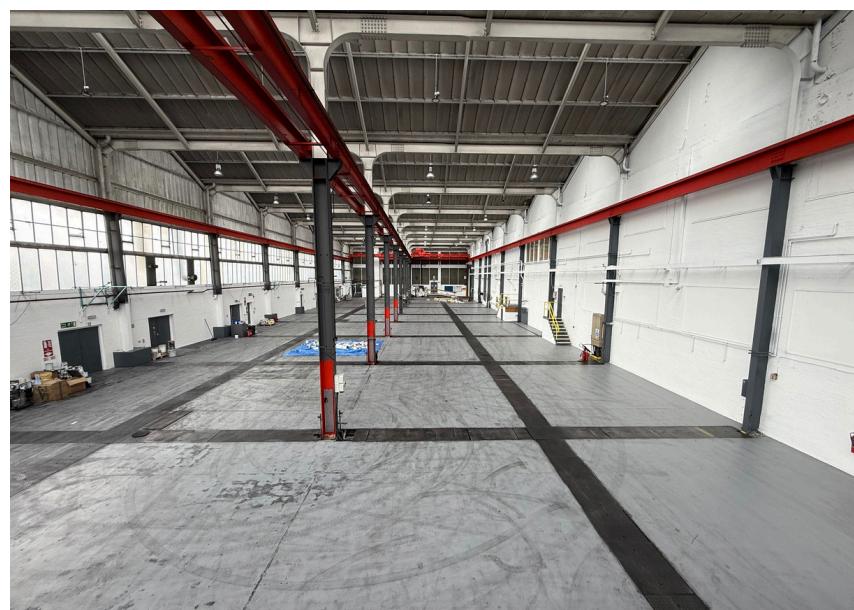
On-site Café



Free Employee  
Gym



Free on-site  
parking



WORKSHOP



ANCILLARY TOOL ROOMS



CRANE



**Pera  
Business  
Park**

## Contact us

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