



**Unit C5A-B Melton Commercial Park, St Bartholomews Way, Melton  
Mowbray, East Midlands LE14 3JL**

## **INDUSTRIAL/WAREHOUSE**

- **2,001 sq ft (185.9 sq m)**
- **Established commercial location**
- **Includes internal modular units**
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For enquiries and viewings please contact:



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### Location

Melton Mowbray is a town in Leicestershire, England, 19 miles (31 km) northeast of Leicester, and 20 miles (32 km) southeast of Nottingham.

Melton Commercial Park is located two miles north east of Melton Mowbray. The business park has direct road access via St Bartholomew's Way onto the A606, which links to the A46 trunk road, between the M1 at J21a and Lincoln, with connecting routes to Leicester, Nottingham, Grantham and Newark.

### Description

Unit C5a-b comprises a twin bay warehouse premises of steel portal construction beneath a pitched tiled roof with two roller shutter powered loading doors. The unit currently benefits from various lab rooms to the ground floor, alongside warehouse space and mezzanine floor to include offices.

Shared over spill parking and additional hard standing is available on site.

### Accommodation

|              | Sq M  | Sq Ft |
|--------------|-------|-------|
| <b>Total</b> | 185.9 | 2,001 |

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

### Services

We understand all mains services are connected to the property.

### Planning

We understand that the premises benefit from a B1 (Business) and B8 (storage/distribution) use. All planning information and enquiries should be directed to the planning team at Melton Borough Council.

### Tenure

The property is available to let on a full repairing and insuring lease on a term to be agreed.

### Business Rates

Unit C5a has a rateable value of £10,000 and is listed as a Warehouse and Premises.

Unit C5b has a rateable value of £5,400 and is listed as a Warehouse and Premises.

Source: VOA.

### Rent

On application

### Service Charge

An annual service charge will be applicable. The current budget is being levied and is available upon request.

### VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

A copy of the EPC certificates are available upon request.

### Viewings

Viewings are by appointment with Innes England or our joint agents: Archie Dupree - Carter Jonas 07393 259299 or Alex Reid and Charlie Lallo - Mather Jamie - 07976 443720 / 07751 752280.

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