



2nd Floor Office suite - Sherrard Street, Melton Mowbray LE13 1XJ

2nd floor studio space To Let in  
Melton Mowbray Town Centre

£7,500 per annum No VAT

960 Sq. Ft across 4 offices

- Prominent town centre location
- Office/studio/Beauty use
- Kitchenette and W/C
- 2nd Floor suite of rooms
- £7,500 per annum
- Rates and utilities tenant responsibility
- Available immediately

## 2nd Floor Office suite - Sherrard Street, Melton Mowbray LE13 1XJ

### Summary

Size - 960 Sq. Ft

Rent £7,500 per annum (no VAT)

VAT - Not applicable

Business Rates - Tenant to make their own enquiries

EPC - (C) 61

Legal fees - There is a £300 + VAT contribution by the tenant for the landlords admin fees payable before the lease is issued.

### Description

Occupying the 2nd floor of a 3 storey building with the main door entrance off the footpath and stairs leading to first and second floors. The main office/studio area. Circa 960 St ft with a selection of rooms, 4 individual spaces in total with w/c and store rooms.

### Location

Situated on the prominent corner where Sherrard Street meets Leicester Road and the main High Street, in the town centre of Melton Mowbray, with Nottingham 17 miles Northwest, Leicester 13 miles Southwest and Grantham 15 miles Northeast.

The location offers excellent access into other local market towns, including Oakham, Loughborough, and Newark. The A1, M1, A46 and M69 motorways are all within 30 minutes. Melton Mowbray railway station is on the midland mainline and is a 5-minute walk away from the High Street.

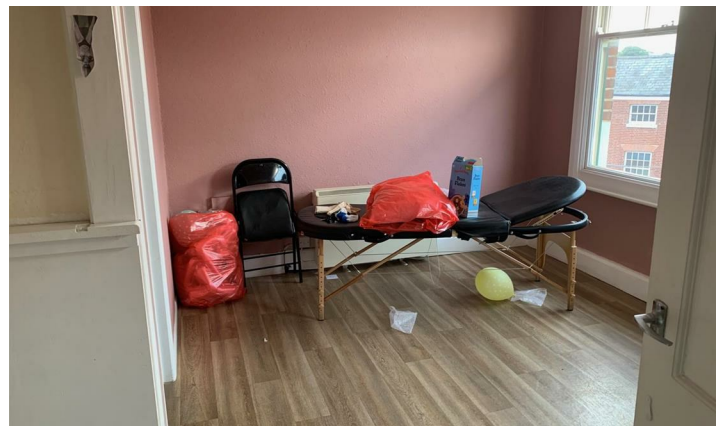
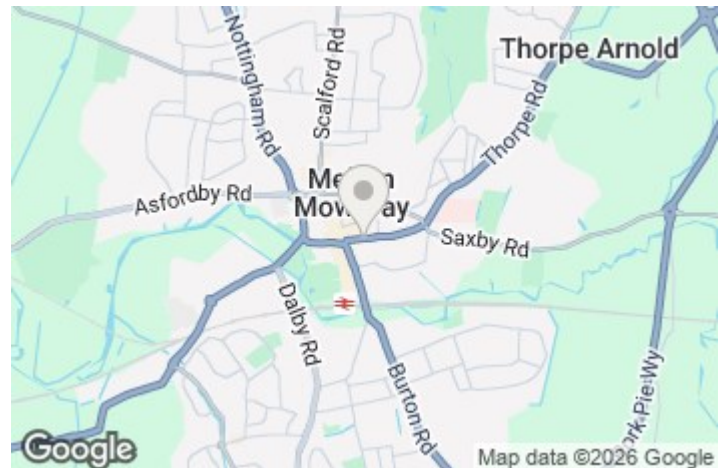
### Terms

Offered for let on a new 5 year lease with break and review at 3 years.

3 months rental deposit will be required. Passing rent £7500 per annum - no vat.

A £300 + VAT admin fee will be payable by the tenant for the landlords lease costs.

The space is available immediately.



### Viewing and Further Information

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