



# Old Dalby

Station Road, Old Dalby,  
Melton Mowbray, LE14 3NJ

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# To Let

Available Immediately

[olddalbybusinesspark.co.uk](http://olddalbybusinesspark.co.uk)



**Unit 2 A-D - Warehouse/Industrial**  
**32,998 - 67,289 sq ft (3,066 - 6,251 sq m)**  
**Open Storage Land**  
**2 - 9 Acres (0.81 - 3.64 hectares)**

- Newly refurbished warehouse units
- Open storage land available across the site
- Secure business park location
- 3 miles from the A46
- Flexible terms available

**Old Dalby Business Park is a 39 acre site triangulated by the A46, A606 and A607, which offer quick and easy access to the M1 and A1. The site comprises a series of warehouse and open storage land opportunities within a secure site with manned security and CCTV.**

### Unit 2 A-D

Units 2A-D comprise 4 bays of warehouse accommodation of traditional brick construction, beneath a pitched steel profile roof. The units are available in whole or part and can be split to suit smaller requirements.

The units are of the following general specification:



4.3 m eaves height



Open plan warehouse space



LED lighting



Front & rear electric roller shutter doors



Ancillary accommodation inc. offices, kitchenettes and W/C's



Yard/loading apron to front



Extensive car parking



Available in part or whole



218 - 287 kVA power supply

### Accommodation

The accommodation was measured on a GIA basis and extends the following:

Units	Sq Ft	Sq M
A-B	34,291	3,185.68
C-D	32,998	3,065.63
<b>Total</b>	<b>67,289</b>	<b>6,251.31</b>



### Open Storage Land

Three open storage plots are available across the estate, namely Plots B, C and D, as identified on the plan.

The different plots are finished to varying degrees, however there is opportunity to enhance their specification to suit different requirements by way of negotiation.

The different plots can be made available to the following general specification:



Combination of concrete and type 2 surfaces



Securely fenced (or ability to be)



Utility connections can be made available



Floodlit (or ability to be)



24/7 access with on site security

### Accommodation

The plot areas have been calculated on a desktop basis and extend approximately to the following:

Plot	Acres	Hectares
B	4	1.62
C	3	1.21
D	2	0.81

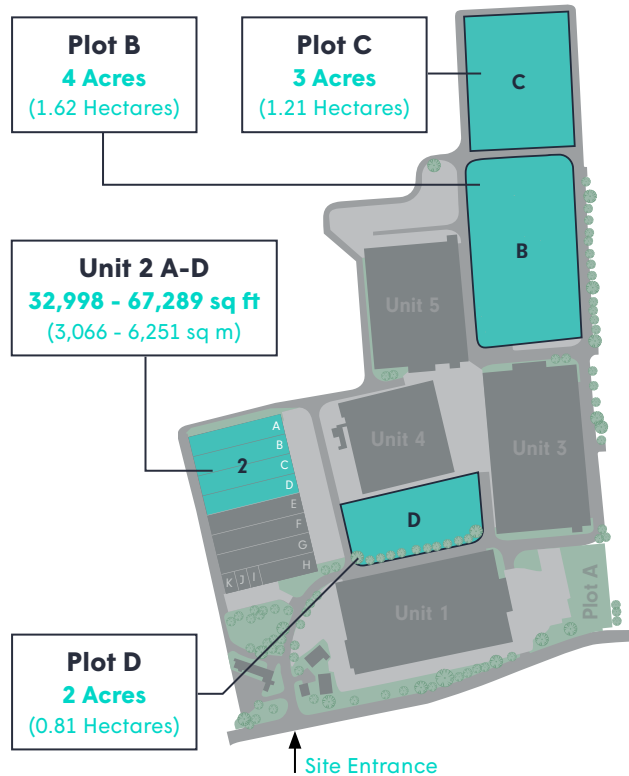
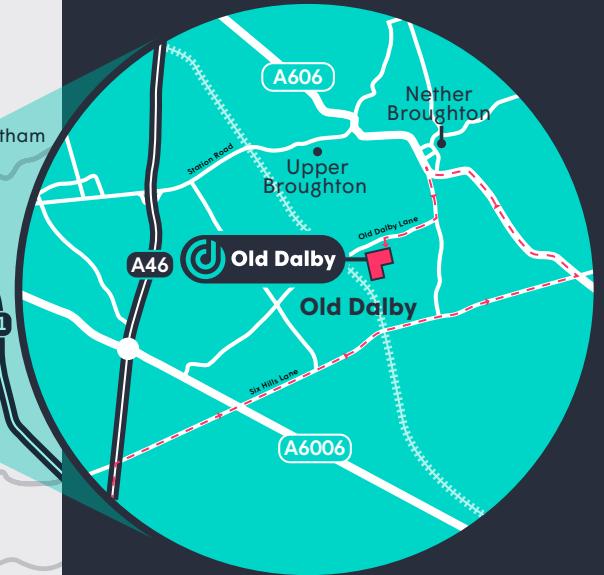
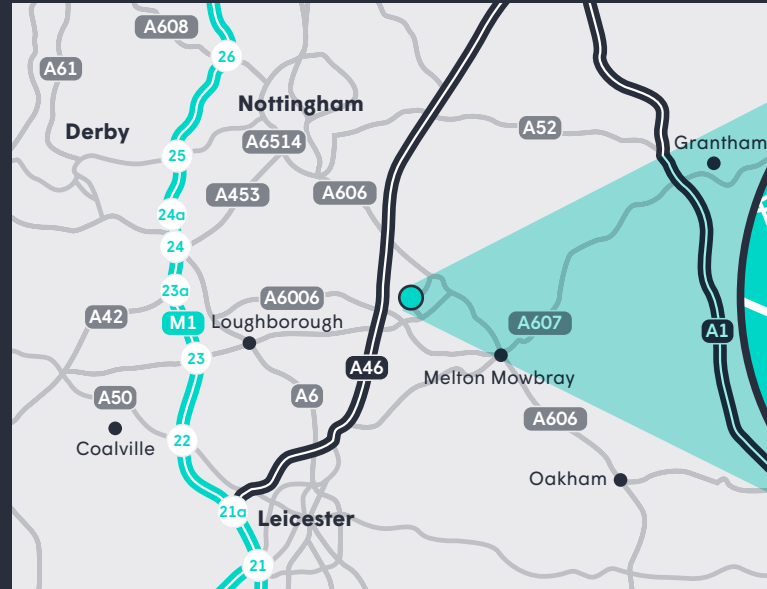


## Location

Old Dalby Business Park is situated within the village of Old Dalby, Leicestershire, and occupies a position on the south side of Old Dalby Lane. The site is located 17 miles north of Leicester and 15 miles south of Nottingham.

Melton Mowbray and Loughborough are the closest conurbations of significance and are positioned 7 and 12 miles away respectively.

In terms of highways, the site lies between the A46 and A606 roads. The A46 is an arterial dual carriageway which facilitates connections from Lincolnshire and the East of Nottingham into the city of Leicester. The A606 is a single carriageway road which provides route to Nottingham, Melton Mowbray and the A1 via the Stamford junction.



## How to find us

Old Dalby Business Park, Station Road, Old Dalby,  
Melton Mowbray, LE14 3NJ

///success.absorbing.qualify **Sat Nav: LE14 3NJ**

## Travel Times

Location	Distance (Miles)	Time (Mins)
Melton Mowbray	7	15
Loughborough	12	25
M1, Junction 22	21	28
Nottingham	16	34
A1 via Broadgate Road	20	34
Leicester	16	30
Grantham	20	35
Derby	28	48
Peterborough	43	63






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## Further Information

### Estate charge

An estate charge is levied for the upkeep and maintenance of the common areas. The current budget is available upon request.

### Business rates

Units 2A-D have a combined rateable value of £168,000. This may need apportioning. We recommend all interested parties make their own enquiries direct with the relevant local authority.

### EPC

The units each have a current EPC rating of C (70&72) but are to be reassessed following completion of the refurbishment.

### Terms

The units are available on new full repairing and insuring Leases.

## Viewings

For further information or to arrange a viewing please contact the joint agents:



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