



RARE CHANCE TO LEASE 3.2 ACRE SELF- CONTAINED SITE WITH 37,302FT² OF SPACE OFF JUNCTION 23A M1

FHP Property Consultants are pleased to bring to the market this former Distribution Depot which is situated on Melbourne Road in Lount, Leicestershire.

The site is strategically located only 2 miles from Junction 13 of the A42 with Junction 23A of the M1 only 9 miles away to the north east.

The property sits on a self-contained site extending to approximately 3.2 acres and comprises a single storey warehouse, a separate workshop facility and a 2 storey office building. There are extensive hardsurfaced areas providing access, parking and loading facilities to each of the buildings as well as being suitable for open storage. The site also benefits from being recently fenced and gated.

The accommodation totals 37,302ft² and is available on new lease terms direct with the landlord at a rent of £165,000 per annum.

Darran Severn of FHP Property Consultants commented:

"This is a rare opportunity providing good warehouse/workshop accommodation situated on a securely fenced and gated large surfaced site, just off the motorway and Junction 23A. On that basis I am expecting a lot of interest and I look forward to hearing from any interested businesses. Whilst the site would suit a distribution business, it would also lend itself well to other uses such as general storage or vehicle parking."

For further information or to arrange a viewing, please contact Darran Severn of FHP Property Consultants on 07917 460 031 / darran@fhp.co.uk or contact our joint agent, Richard Tilbrook of Roger Etchells on 07767 334 744 / richard@rogeretchells.co.uk

ENDS

Darran Severn

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.
Visit our website: www.fhp.co.uk

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