



To Let

Immediately Available

All in low
occupational
costs
from **£6.26**
per sq ft
(2025/26)

**COST
EFFECTIVE
STORAGE
SPACE**

**WITHIN 3 MILES OF A46
32,998 - 67,289 sq ft**



Old Dalby Business Park

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

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olddalbybusinesspark.co.uk

Newly refurbished warehouse units

Low Business Rates and Service Charge

Secure business park with gatehouse security

Flexible lease terms available and quick occupation

New roof fitted within the last 12 months



Specification

Units 2A-D comprise 4 bays of warehouse accommodation of traditional brick construction, beneath a pitched steel roof. The units benefit from a comprehensive refurbishment including a new roof and have delivery access to the front and rear. They are available in whole or in part and can be split to suit smaller requirements.

Old Dalby Business Park is a 39 acre site triangulated by the A46, A606 and A607, which offers 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.

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. kitchenettes and W/C's



Yard/loading apron to front



Extensive car parking



Available in part or whole



218 - 287 kVA power supply

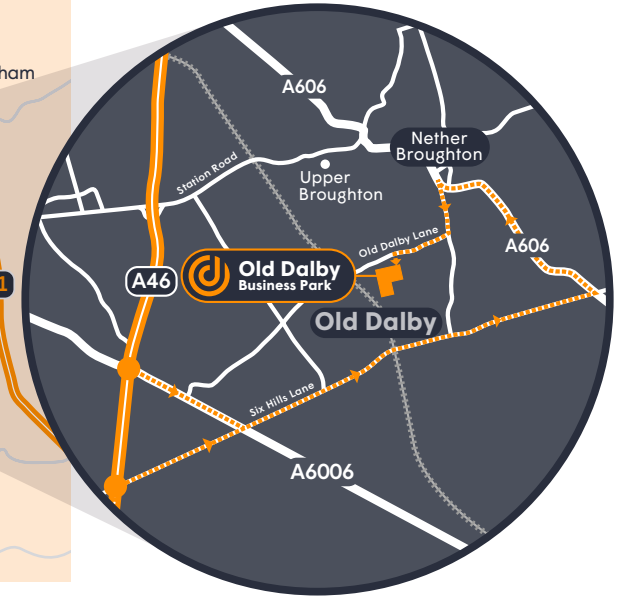


Location

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.



Travel Times

Location	Distance (Miles)	Time (Mins)
A46	3	7
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

How to find us

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

///success.absorbing.qualify

Sat Nav: LE14 3NJ

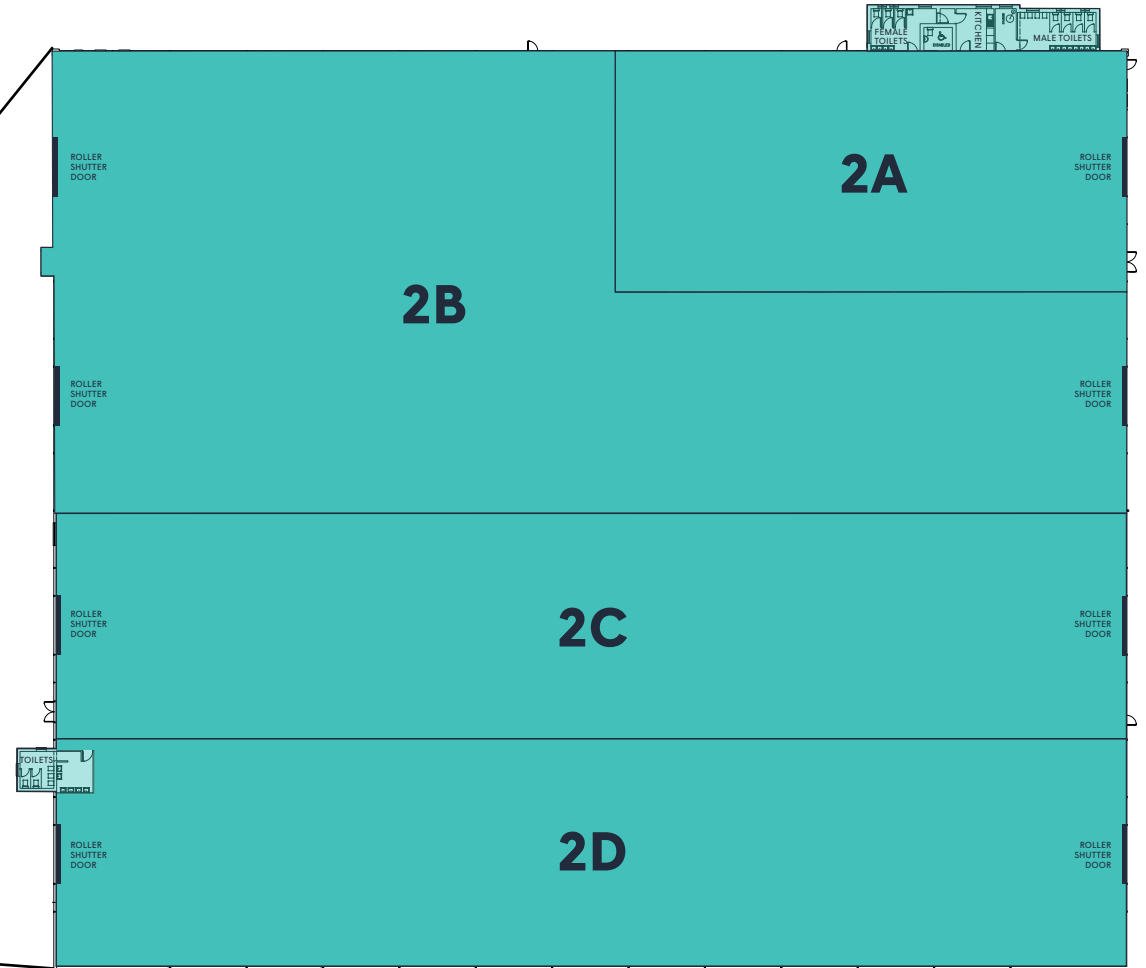


Accommodation

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

Units	Sq Ft	Sq M
2A	8,170	759
Toilets & Kitchen	592	55
2B	25,339	2,354
2C & 2D	33,100	3,075
Total	67,201	6,243

Consideration will be given to splitting the units





Old Dalby

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Melton Mowbray, LE14 3NJ

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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 for 2025/26 is £0.38 per sq ft (£25,570 for the current year).

Business rates

Units 2A-D have a combined rateable value of £168,000. The rates payable for 2025/26 breaks back to approximately £1.38 per sq ft (£91,728 for the current year). 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 B.
Unit A - 31 / Unit B - 28 / Unit C - 29 / Unit D - 29.

Terms

The units are available on new full repairing and insuring leases. The guide rent is £4.50 per sq ft. This equates to an annual rent of £302,800.

Viewings

For further information or to arrange a viewing



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