

Press Release 2025



ECONOMICAL WAREHOUSE SPACE TO LET AT OLD DALBY BUSINESS PARK, MELTON MOWBRAY

Old Dalby Business Park is a 39 acre industrial/warehouse 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 opportunities within a secure gated estate with gatehouse security. Midlands based property company, Hortons, have recently instructed joint agents FHP Property Consultants and TDB Real Estate to market the available accommodation which comprises Unit 2 A-D.

Unit 2 A-D provides 67,289ft² of warehouse accommodation, split over 4 bays with delivery access to the front and rear. The unit benefits from a comprehensive refurbishment including a new roof which was fitted within the last six months. The specification includes, LED warehouse lighting, front and rear electric roller shutter doors, a substantial service yard, and 3 phase power.

The unit can be taken as a whole or split from 32,998ft². Flexible lease terms are offered along with quick occupation available, all for a rent of £4.50 per ft².

Darran Severn of FHP Property Consultants and Jack Brown of TDB Real Estate jointly commented: -

"We are delighted to have been instructed by Hortons to market the available units at Old Dalby Business Park. Old Dalby is an established industrial estate and provides economical warehousing on flexible lease terms. Whilst the majority of tenants are local businesses, Toyota have a large presence occupying several of the larger units and have also committed to a new 175,000 sq ft² purpose-built facility.

The USP at Old Dalby has to be the low all-in occupational costs which come in under £6.50 per ft² to include rent, business rates and service charge. That coupled with access to the A46 within 3 miles, makes this a great opportunity for businesses looking for cheap storage space.

We will be looking to raise the awareness of Old Dalby Business Park throughout the region, particularly with nearby occupiers in Melton Mowbray, Loughborough, Leicester and Nottingham. If any businesses in the local area would be interested in taking a look at the space, then please get in touch as we would be delighted to show you around."

Jeremy Boothroyd of Hortons commented:-

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"We are committed to improving Old Dalby Business Park and have significantly invested in upgrading this unit. The newly refurbished space delivers good quality, flexible warehouse facilities offering excellent regional connectivity."

For further information or to arrange a viewing, please contact one of the agents:-

Darran Severn - FHP	07917 460 031 / darran@fhp.co.uk
Anthony Barrowcliffe – FHP	07557 972 008 / anthony@fhp.co.uk
Oliver Thompson - TDBRE	07837 191 054 / oliver@tdbre.co.uk
Jack Brown- TDBRE	07969 291 660 / jack@tdbre.co.uk

ENDS
Darran Severn
May 2025

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