



## **COST EFFECTIVE STORAGE SPACE AT OLD DALBY BUSINESS PARK, MELTON MOWBRAY – RENT ONLY £4.50 PER FT<sup>2</sup>**

There can't be many industrial estates across the East Midlands where you lease a refurbished warehouse unit with a new roof for only £4.50 per ft<sup>2</sup>.

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.

Current availability includes Unit 2a – d which provides 32,998ft<sup>2</sup> to 67,289ft<sup>2</sup>, split over four 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 12 months. The specification includes; LED warehouse lighting, front and rear electric roller shutter doors, a substantial service yard and 3 phase power.

The property is available to let on new lease terms at a rent of £4.50 per ft<sup>2</sup>, but more importantly the all-inclusive cost including rent, rates and service charge totals £6.38 per ft<sup>2</sup>.

Darran Severn, Director at FHP Property Consultants comments:

*"Old Dalby Business Park offers good quality storage space at very competitive rates. More importantly we can offer short term leases with occupation within a matter of days. The available accommodation lends itself well for any business looking for long or short term storage solutions. Please do get in touch with us if you would like to discuss the availability in more detail."*

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

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

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<b>Nottingham</b>	<b>Birmingham</b>	<b>Derby</b>
<b>0115 950 7577</b>	<b>0121 752 5500</b>	<b>01332 343 222</b>

**Nottingham Office**  
10 Oxford Street | Nottingham | NG1 5BG

**Birmingham Office**  
122-124 Colmore Row | Birmingham | B3 3BD

**Derby Office**  
North Point | Cardinal Square |  
10 Nottingham Road | Derby | DE1 3QT

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ENDS  
Darran Severn  
February 2026

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