Modern industrial unit with high quality office space available immediately in Melton Mowbray

107.7m²
(1,160ft²)

- Modern, open plan warehouse space
- First floor office accommodation
- Allocated car parking spaces
- Fully managed and secure estate
- Electric roller shutter door access
- Conveniently located between Melton town centre & Melton by-pass
- Available immediately



TO LET

Location | Gallery | Contact

FHP
fhp.co.uk

Location

Rotherhill Business Park is well positioned within Melton Mowbray, close to the town centre and immediately next to ASDA, giving the estate convenient access to amenities for staff and visitors. The park sits just off the A607 Thorpe Road, providing a direct route through the town and with the wider road network.

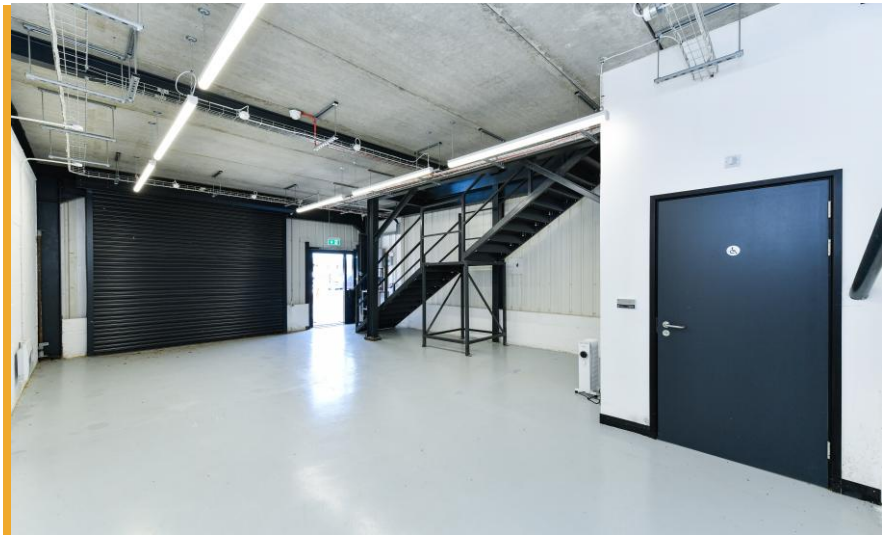
The location offers quick access to the Melton Mowbray by-pass, allowing efficient travel to the A46 and the A1. Nottingham and Leicester are both around 20 miles away, making the estate a practical base for businesses needing regional connectivity.

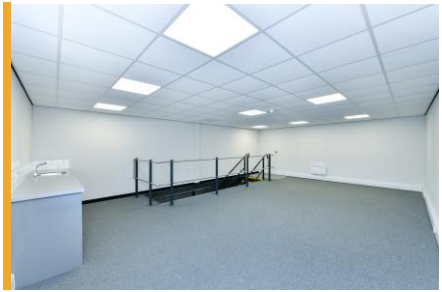
Description

The property is a steel portal frame industrial unit with a pitched profile-clad roof, providing practical open-plan warehouse space. The warehouse has 3.1m eaves height, a concrete floor, three phase power, and an electric roller shutter door, with a separate personnel door.

A mezzanine floor is installed and provides additional office accommodation. The first-floor office space includes a modern kitchenette, carpet tiles, and LED ceiling tiles throughout.

The unit sits within a secure gated estate and benefits from allocated parking spaces, with further visitor and communal parking available at the front of the site.

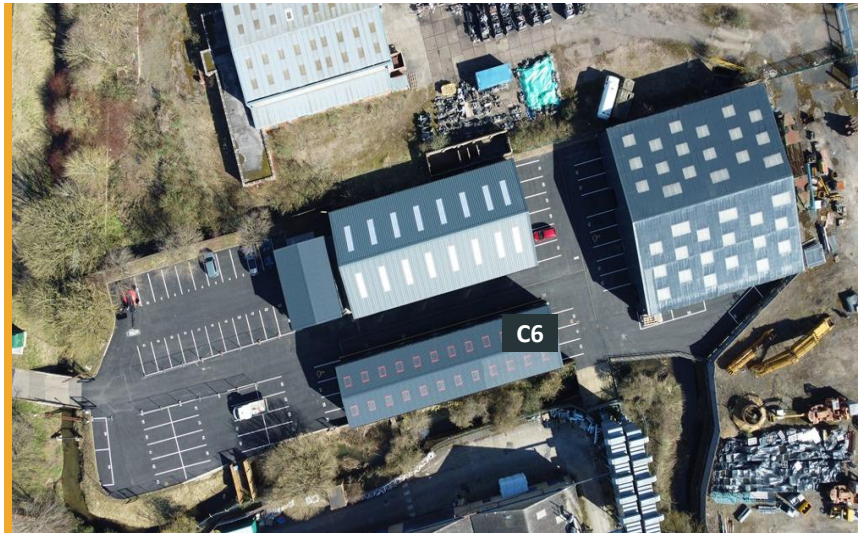












Floor Area

We calculate the Gross Internal Area of the unit to be:

107.7m² (1,160ft²)

(This information is given for guidance purposes only)

Rent

The unit is available to let by way of a new fully repairing and insuring lease on a term of years to be agreed.

We are quoting a rent of:

£14,000 per annum exclusive
(Twelve thousand pounds)

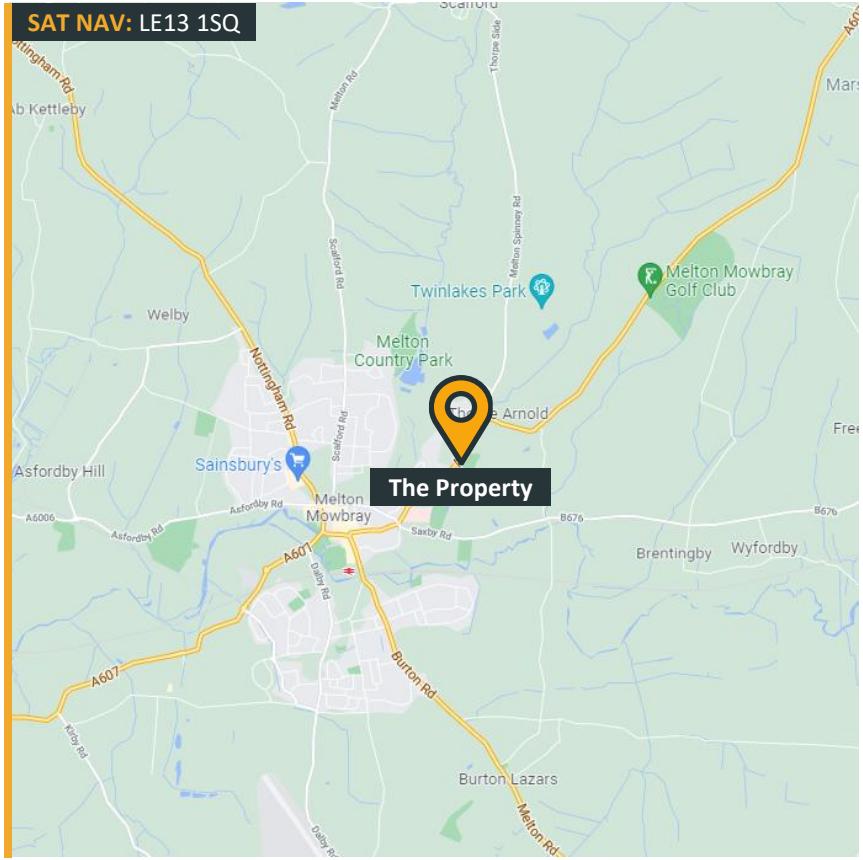
Service Charge

A service charge will be levied to cover maintenance of the common parts of the estate.

Further information is available from the agents.

EPC

The property has an EPC Rating of B-39.



VAT

VAT will be payable upon the rent and service charge due at the standard rate.

Business Rates

From enquiries of the Valuation Office website, we understand the following:

Rateable Value from 1 April 2026: £7,200

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the Gedling Borough Council)

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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29/06/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.