Unit C5 | **Rotherhill Business Park** | Thorpe Road | Melton Mowbray | LE13 1SQ

Modern warehouse and office unit available immediately on flexible terms

107.7m² to 215.4m²

(1,160ft² to 2,320ft²)

- Available for immediate occupation
- Secure gated business park
- Warehouse and office accommodation
- Electric roller shutter loading door
- Dedicated on-site parking
- 3 phase power supply
- Expansion potential to 2,320ft²



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

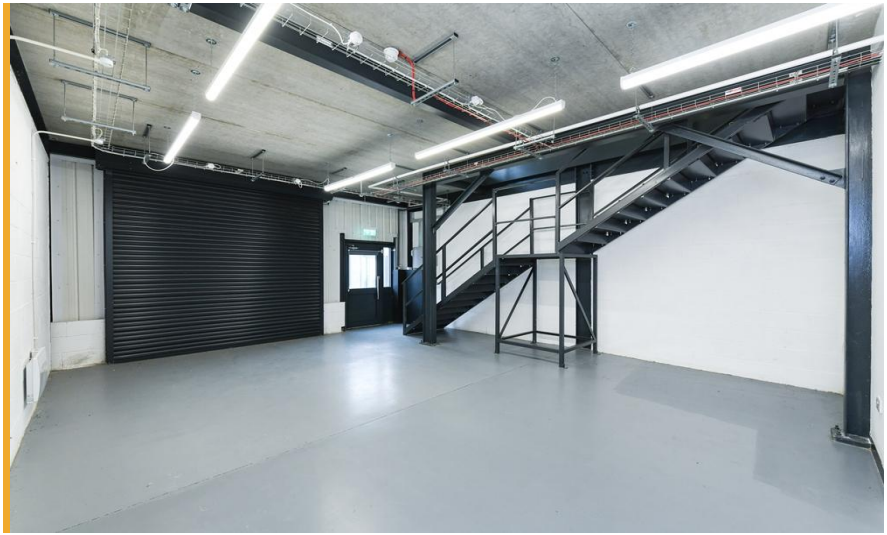
Unit C5 offers a practical mix of warehouse and office accommodation within a secure and well presented business park.

The property benefits from an open plan warehouse area with 3.1m eaves, electric roller shutter access, 3 Phase power and dedicated parking. Modern first floor offices and good quality staff facilities provide a ready to move in unit suitable for a wide range of business uses.

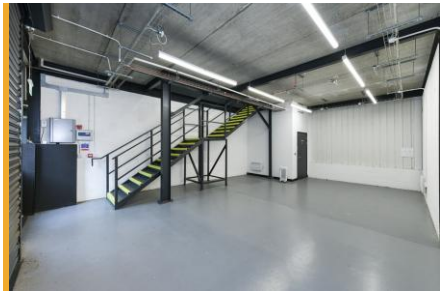
The property is available immediately on a licence agreement and therefore offers the opportunity to take occupation within a week of viewing the property. Occupiers also have the opportunity to take the adjoining unit C6 creating a combined floor area of approximately 2,320ft².













Floor Areas

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

Unit	m²	ft²
C5	107.7	1,160
C5 & C6	215.4	2,320

(This information is for guidance purposes only and prospective tenants are advised to undertake their own measurements)

Rent

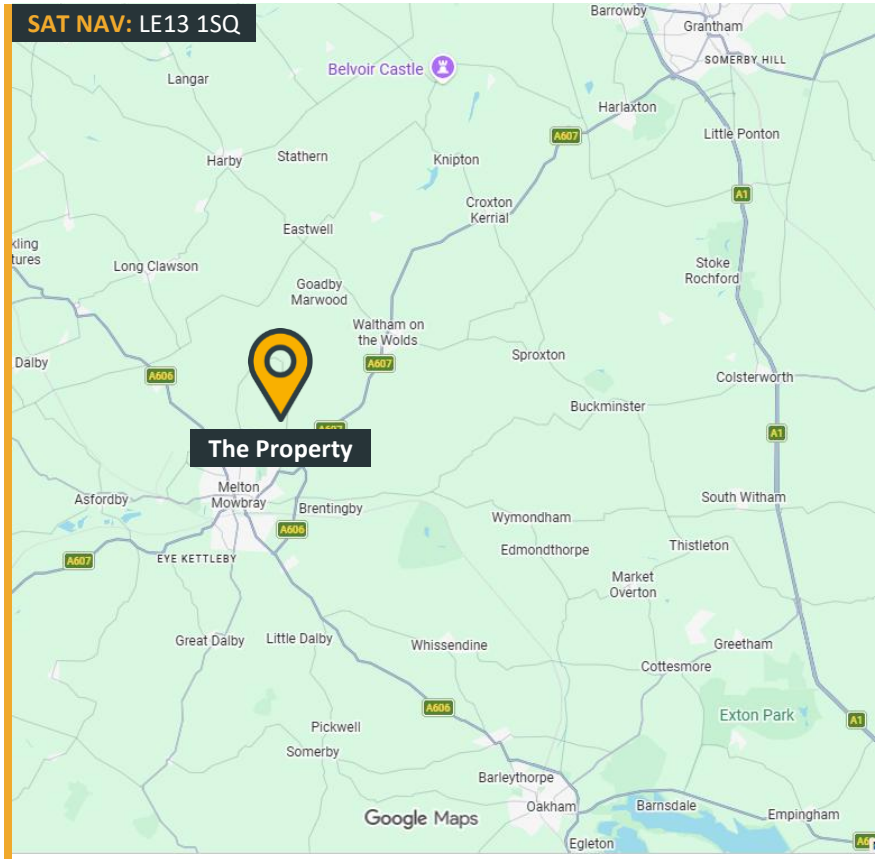
Unit	Rent (per annum)	Rent (per calendar month)
C5	£14,000	£1,166
C5 & C6	£28,000	£3,332

Service Charge

A service charge will be levied to cover the 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 understanding the following:-

Rateable Value from 1 April 2026: £7,200

(This information is given for guidance purposes only and prospective tenants are advised to undertaken their own enquiries with the Local Council)

Further Information

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

Jamie Gilbertson
07747 665 941
Jamie.gilbertson@fhp.co.uk

FHP fhp.co.uk 0115 950 7577

Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham, NG1 5BG

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