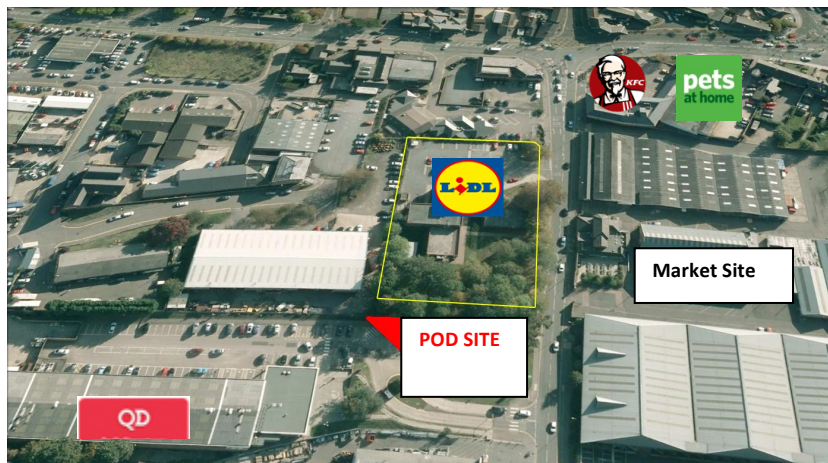


15 Enfield Industrial Estate
Redditch
Worcestershire B97 6BG

**On the instructions of
Central England
Co-operative Ltd
TO LET – PROPOSED
POD DEVELOPMENT**

**54 SCALFORD ROAD
MELTON MOWBRAY
LE13 1JY**



LOCATION

The proposed development is situated on the north side of Melton Mowbray, accessed from Scalford Road, close to the junction of Norman Way (A607) which serves as a Ring Road, and in turn provides good connectivity to all catchments of the town.

The proposed development is opposite the busy **Melton Mowbray Market** and adjacent to the new **QD Discount** and **Lidl**, with other occupiers in the immediate vicinity such as **Pets at Home**, **Carphone Warehouse**, **KFC** and **Premier Inn**.

DESCRIPTION

The proposal is to develop a **Pod** which can be adapted depending upon individual tenant's requirements, with associated car parking.

The Pod will be situated at the front of the site, as can be seen from the attached plan.

ACCOMMODATION

The proposed unit can be built to a required size up to:-

1,500 sq.ft. 139.35m²

Dedicated car parking for **7 cars**

NB: The proposed unit design could be altered to suit individual company's specific requirements, subject to planning.

PLANNING

A Planning Consent for the proposed Pod development for **A1/D1** units was obtained December 2017. Further details on application.

TENURE/LEASE

A new lease to be agreed with 5 yearly upward only rent reviews.

RENT

On Application

RATING

To be assessed

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment

Robin Johnson 0121 459 8925/ 07831 093093
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David Reece 07747 100705
david@rothsayproperties.com

All transactions stated are exclusive of VAT

SUBJECT TO CONTRACT

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