



**To Let**

## **Unit 5 A-C - Warehouse/Industrial**

50,840 sq ft (4,723 sq m)

- Secure site with CCTV
- Close to A46
- Competitive rent
- Available immediately

**Old Dalby**

A4, LE14 3NJ

[olddalbybusinesspark.co.uk](http://olddalbybusinesspark.co.uk)



**Old Dalby Business Park is a 39 acre site comprising warehousing and manufacturing accommodation with gated entrance and CCTV monitoring it offers tenants a range of units from 1,000 sq ft to 102,000 sq ft on flexible terms.**

### Description

Unit 5 A-C offers the following:

- Steel portal framed construction
- 4.4 m eaves
- Open warehouse with concrete floor
- WC's
- Front & rear loading doors
- Available as a whole or divided into separate units.

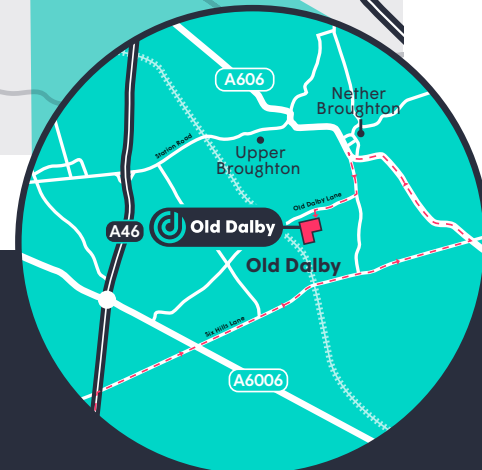
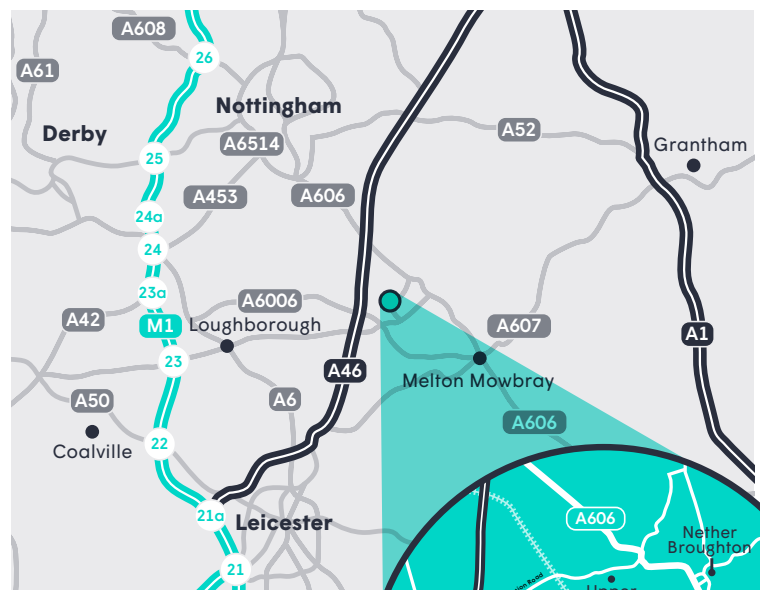
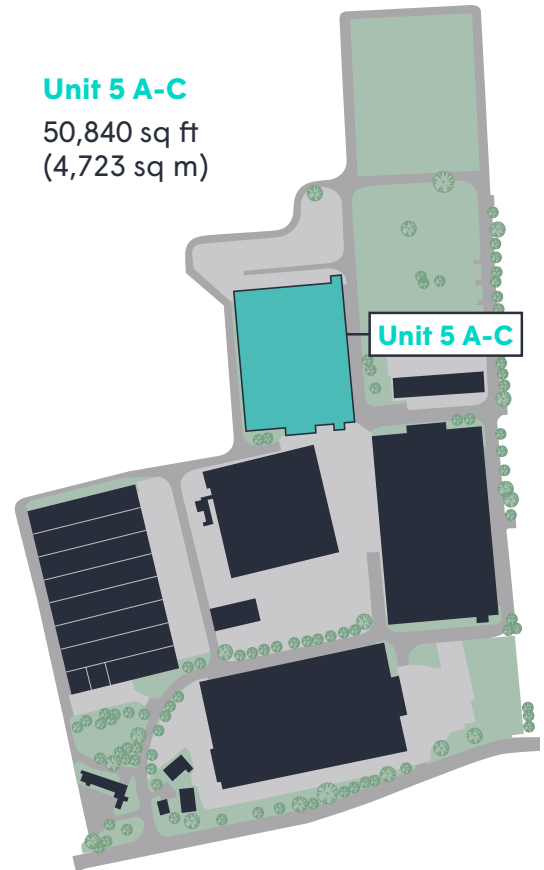
### Accommodation

Bays	Sq Ft	Sq M
A-B	34,607	3,215
C	16,233	1,508
<b>Total</b>	<b>50,840</b>	<b>4,723</b>

### Terms

Available immediately by way of a new full repairing and insuring lease with estate service charge (approx. £0.20psf) and initial rent of £177,940pa (£3.50psf). The premises can be divided with Unit A-B of 34,607 Sq Ft at £104,000pa, Rents are subject to VAT.

**Unit 5 A-C**  
 50,840 sq ft  
 (4,723 sq m)



### Further Information

For further information or to arrange a viewing please contact the sole joint agents.

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