

Press Release 2023



NEW TO THE MARKET – 3.2 ACRE SITE IN LEICESTERSHIRE WITH WAREHOUSE, WORKSHOP AND OFFICES

FHP Property Consultants are pleased to bring to the market this former Distribution Depot which is situated on Melbourne Road, Lount, Leicestershire, LE65 1RS.

The site is strategically located just 2 miles from Junction 13 of the A42 with Junction 23a of the M1 only 9 miles away to the north east. The town of Ashby-de-la-Zouch is situated 3 miles to the south west and East Midlands Airport is located approximately 6 miles distant.

The property sits on a secure self-contained site extending to approximately 3.2 acres and comprises a single storey warehouse, separate workshop facility and a two storey office building. There are extensive hard-surfaced areas providing access, parking and loading facilities to each of the buildings as well as being suitable for open storage.

The property is available on new lease terms at a rent of £175,000 per annum.

Darran Severn of FHP Property Consultants comments:

"I am pleased to place this property on the market. This is a somewhat unique opportunity with its mix of building and storage land. The major benefits of the site are the hardstanding storage areas which could suit a number of uses such as materials storage or vehicle/trailer parking. We already have a number of interested parties but please do get in touch if this is of interest to you."

For further information or to arrange a viewing then please contact Darran Severn of FHP Property Consultants on 07917 460 031 / darran@fhp.co.uk.

ENDS

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Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.

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