

14,854
SQ.FT
(1,380 sq.m)

WAREHOUSE TO LET

The Granary (Unit 15)

- RENT- £3 PSF
- IMMEDIATELY AVAILABLE
- Cost-effective storage solution for occupiers seeking short or medium-term storage
- Flexible lease Terms

· 6 miles Melton Mowbray · 8 miles access onto A46 · 15 miles Leicester ·

burroughcourt.com

THE SPACE

14,854 sq.ft (1,380 m²)

RENT - £45,000 + VAT PER ANNUM

- The former grainstore provides spacious, clear-span storage space with a layout that can be adapted to suit a range of business requirements.
- The uninterrupted floor space offers flexibility for storage, day-to-day operations or a combination of uses, allowing occupiers to arrange the space around their needs.
- A generous external concrete apron complements the building, providing convenient access and practical space for loading, unloading and vehicle manoeuvring.

- Renewable electricity from on-site solar
- 6m eaves rising to a 9m ridge
- 3 phase electricity
- CCTV across the business park
- 2 x 5m roller shutter doors
- Access to 1Gbps leased line
- Large concrete apron for parking and loading





THE BEST PLACE FOR BUSINESS

More than a *business park*

Burrough Court is part of a wider three-generation diversified estate, set in 22 acres of Leicestershire countryside, minutes from Melton Mowbray. Our warehouses began life as potato stores, later supplying Walkers Crisps and today they're home to modern, sustainable businesses.

1952
In the family since

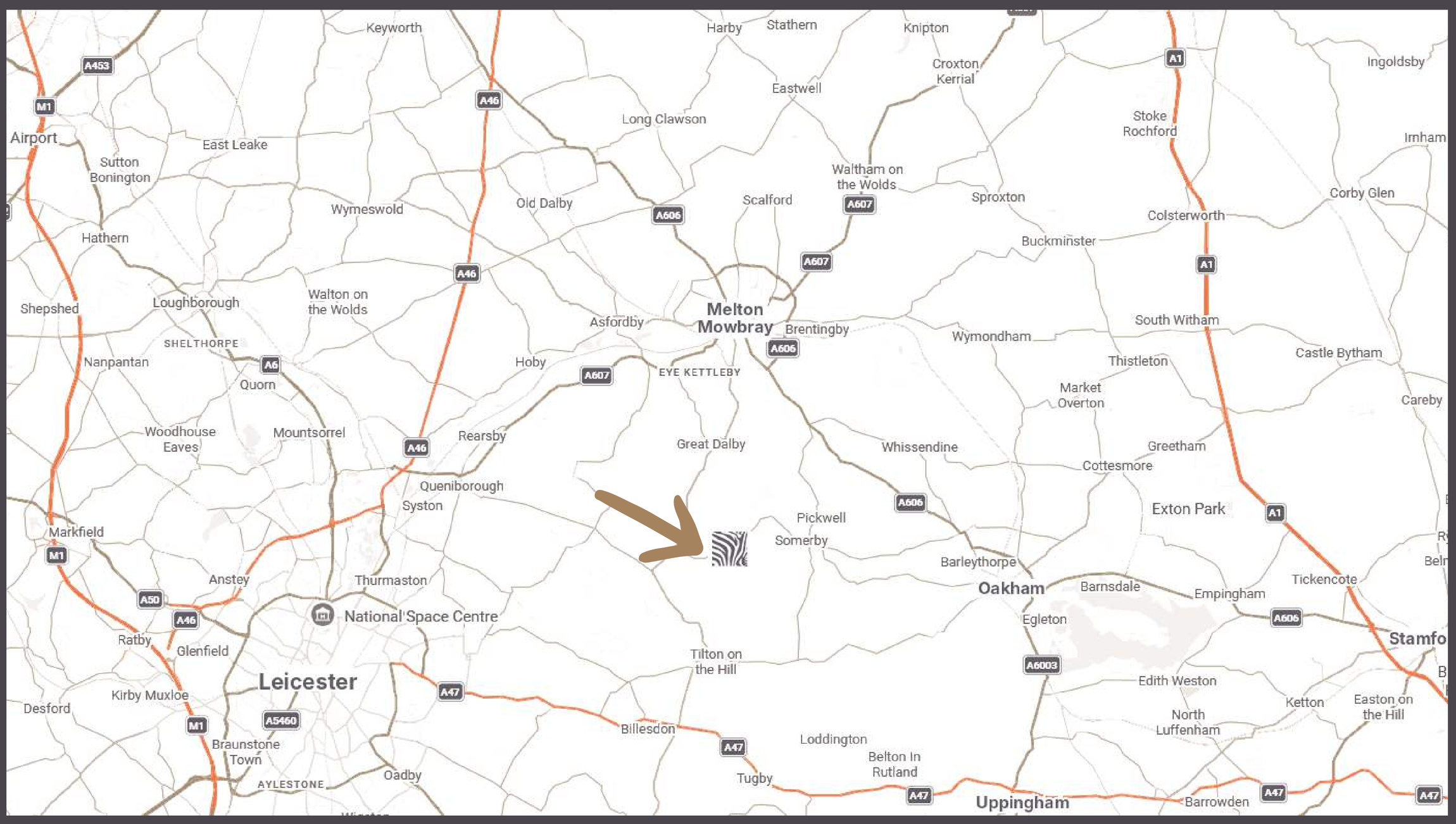
22 acres
Non-Urban Business Park

350+
People on site

- Gym & Physio
- On-site coffee shop
- Meeting Room for Hire
- Free parking
- 24/7 Access
- Arctic Lorry Friendly

LOCATION

Melton Mowbray	**6 miles**	Leicester	**15 miles**	East Midlands Airport	**30 miles**
A46 (Dual Carraigeway)	**8 miles**	Oakham	**7 miles**	Nottingham	**25 miles**







Rent & Lease

Minimum 12 month lease. Rent payable quarterly in advance.

Car Parking

Extensive parking available on site, along with EV charging.

Internet

Access to 1Gbps ultrafast broadband, by separate agreement.

Service Charge

A service charge of £500 + VAT per quarter is payable with the rent.

Utilites

Access to Electric (3 phase)

These particulars are set out for general outline and do not constitute or form part of an offer or any contract. Areas and distances are approximate only and are not to be relied upon as statements or representation of fact. Particulars dated - November 2026

Arrange a viewing

01664 454690
info@burroughcourt.com
burroughcourt.com

Burrough Court, Burrough-on-the-Hill, Melton Mowbray, Leicestershire LE14 2QS