

Reference: MMO05003

Unit 5 Station Yard, Melton Mowbray, LE13 1AF

Melton, LE13 1AF

☆ Flexible Lease Available

Property launching soon. Enquire for an early viewing

Computer generated indicative image

To Let

£700 pcm

730 sq ft

Leisure

 [Google Maps](#)



Unit 5 Station Yard, Melton Mowbray, LE13 1AF



£700 per month + VAT

£8,400 p/a · £12 per sq ft



Leisure

For multiple industries



730 sq ft internal

68 sq m



Reference

MM005003



24/7 access



Electric roller shutters



LED lighting



Vehicle access

WHAT'S NEARBY



Melton Mowbray Railway Station

1 min walk



Melton Mowbray Market

4 min drive



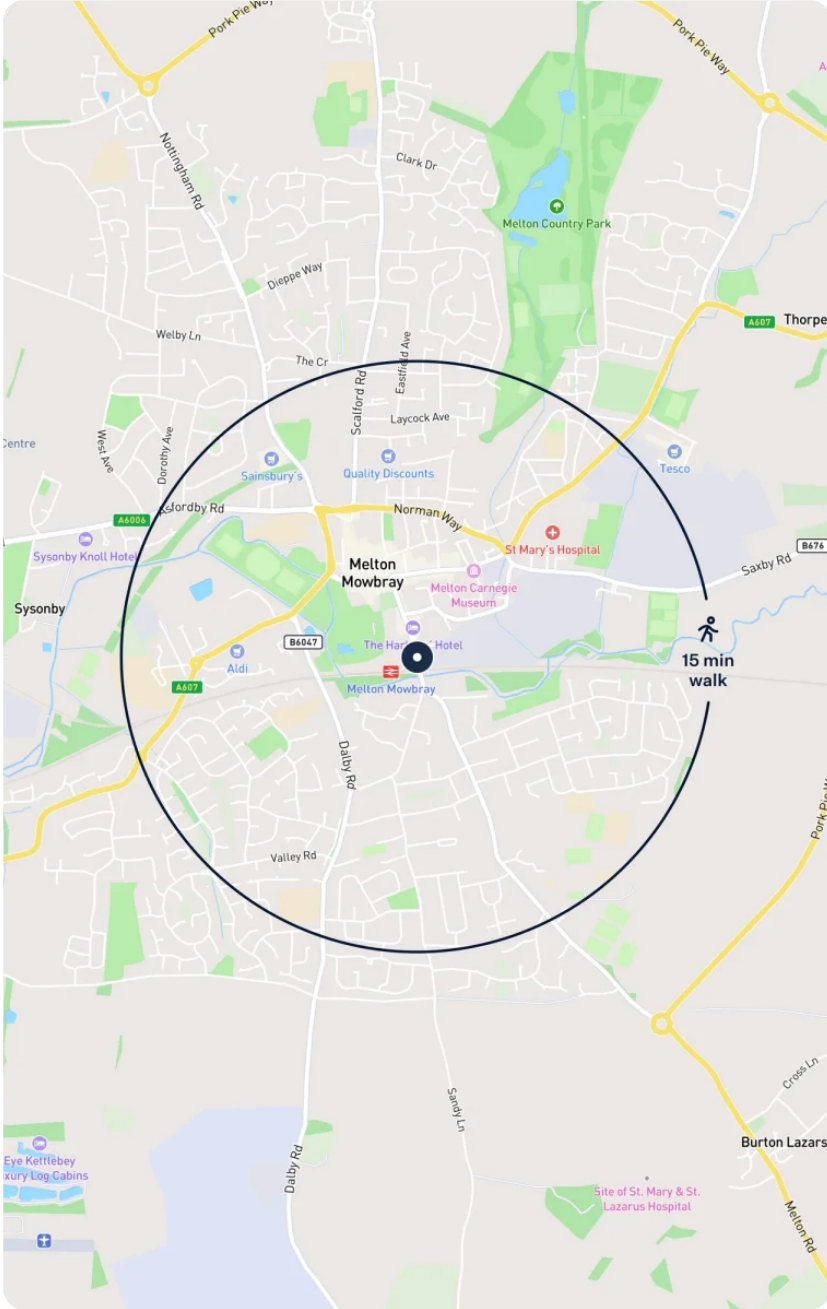
[Google Maps](#)



IMAGE COMING SOON
ILLUSTRATIVE IMAGE ONLY



IMAGE COMING SOON
ILLUSTRATIVE IMAGE ONLY



Location

Unit 5 Station Yard, Melton Mowbray, LE13 1AF

 [money.haven.lined](https://www.moneyhaven.lined.co.uk)

 [Google Maps](https://www.google.com/maps)

WHAT'S NEARBY



Melton Mowbray Railway Station

1 min walk



Melton Mowbray Market

4 min drive

Cost Breakdown

Costs Per Month

Rent	£700
Business Rates	Call for details
Insurance	£20
Service Charge	Call for details
Total	£720

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£8,400
Business Rates	Call for details
Insurance	£240
Service Charge	Call for details
Total	£8,640

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years with a flexible rolling 6-month break clause.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.



Get in touch with our property experts

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

 **0333 554 4139**

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 **thearchco.com**

