



WYMESWOLD

UNIT 44A, WYMESWOLD INDUSTRIAL PARK,
BURTON ON THE WOLDS, LE12 5TR

To Let:
£8,500pa

Self-contained 1,414 sq ft industrial/workshop premises located on a secure and fully managed site with parking forecourt.

This thriving industrial estate is situated mid-way between Loughborough, Leicester, Nottingham and Melton Mowbray, with easy access to A46 and A60.

Viewing is strictly by appointment with
the sole joint agents:

Shouler & Son

Tel: 01664 410166

www.shoulers.co.uk

APB Tel: 0116 2540382

www.apbleicester.co.uk

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

INDUSTRIAL/WORKSHOP PREMISES.

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

LOCATION

Wymeswold Industrial Park is strategically located midway between the major population centres of Loughborough, Leicester, Nottingham and Melton Mowbray. The A46 (Six Hills) is situated 3 miles to the east and the A60 is 3 miles to the west. The Industrial Park is in close proximity to the village of Burton on the Wolds.

ACCOMMODATION

The property comprises a single storey industrial unit of brick construction under a plastisol coated steel roof having clear span production space with two offices benefitting from a kitchenette and toilet facilities.

Access is via double loading doors to the front and a single personnel door to the side. The property benefits from a 3 phase electrical supply. Outside there is parking on the forecourt for 4 to 5 vehicles.

WORKSHOP: (Gross internal area)

131.41sq m 1,414 sq ft

USE: The premises has planning consent falling within Class B1/B2/B8 of the Town and Country (Use Classes) Order 1987.

VAT: We understand that VAT will be payable on the rents.

GENERAL INFORMATION

VIEWING: Strictly by appointment through the joint letting agents: Shouler & Son Tel: (01664) 410166. Contact: Helen Montague h.montague@shoulers.co.uk and APB Tel: (01162) 540382. Contact: James Phillips jmp@appleicester.co.uk and Will Shattock wjs@appleicester.co.uk

TERMS: A new full repairing and insuring lease is offered, for a term of years to be agreed.

There is a service charge payable in respect of the maintenance and upkeep of the Industrial Park and site security. Specific details can be provided to interested parties.

SERVICES: All services except mains gas are connected. There is a private drainage system.

EPC: An energy performance certificate will be provided at the appropriate time.

RATEABLE VALUE: £3,500

CHARGING AUTHORITY: Charnwood Borough Council

Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ

Tel: 01664 410166

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commercial@shoulers.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Advisor. References to the Tenure of the property are based on the information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.