



**Unit 45B, Wymeswold Industrial Park Wymeswold Road,
Burton-on-the-Wolds, Leicestershire, LE12 5TY**

£7,500 per annum exclusive Approx. 834 Sq. Ft

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Unit 45B

Wymeswold Industrial Park
Wymeswold Road
Burton-on-the-Wolds
Leicestershire
LE12 5TY

Self-contained workshop unit on thriving fully managed industrial estate with site Self security situated mid-way between Loughborough, Leicester, Nottingham and Melton Mowbray, with easy access to A46 and A60.

The property comprises a mid-terrace single storey industrial premises of solid brick construction with insulated cladding panels under a pitched roof.



LOCATION

Wymeswold Industrial Park is a thriving Estate situated midway between the major population centres of Loughborough, Leicester, Nottingham and Melton Mowbray and offers easy access to both the A46 (approx. 3 miles to the east) and the A60 (approx. 2 miles to the west).

ACCOMMODATION

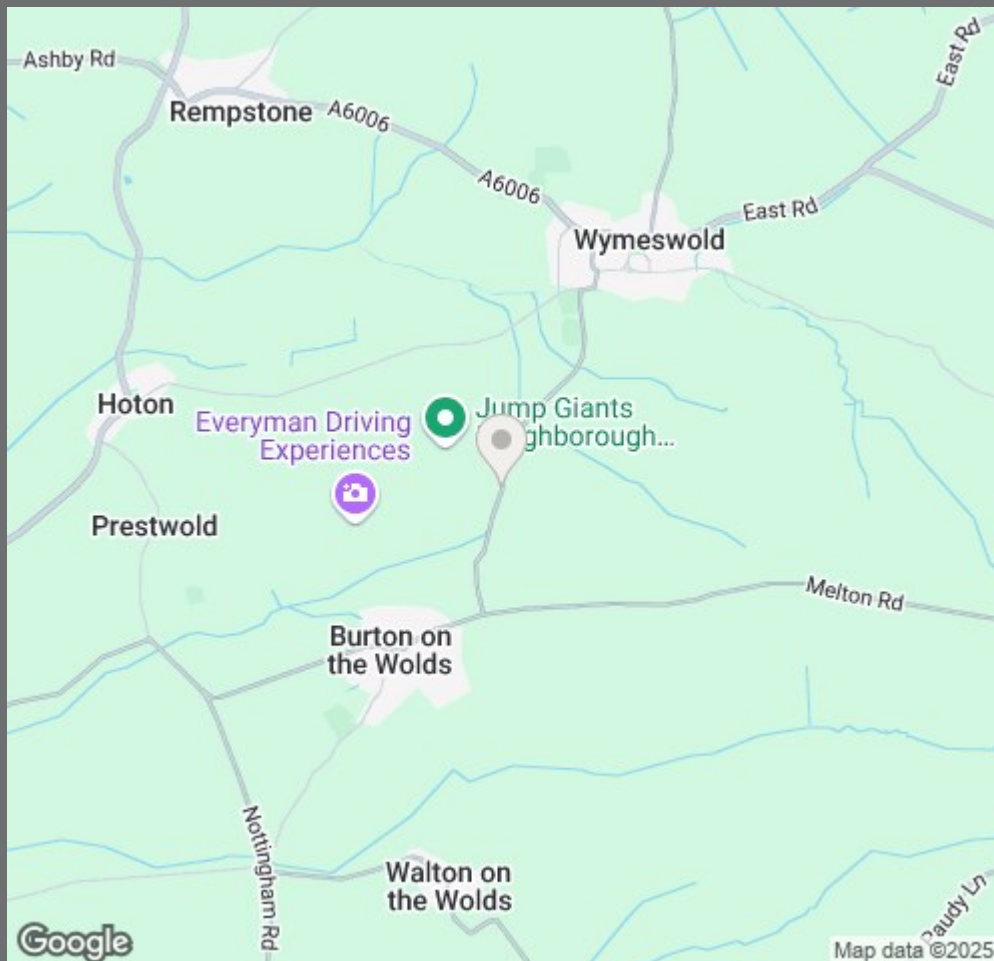
The property comprises a mid-terrace single storey industrial premises of solid brick construction with insulated cladding panels under a pitched roof. A steel double loading door provides access to clear span storage/workshop accommodation. There is a solid concrete floor throughout.

Externally, the property benefits from a small forecourt for loading and car parking.

WORKSHOP: (Gross internal area)
834 Sq Ft (77.48 Sq M)

- **Self Contained Workshop Unit approx. 834 Sq Ft**
- **£7,500 per annum exclusive**
- **Suitable for Use Class E, B2 and B8**
- **Thriving Industrial Estate Location**
- **Strategic location close to the A46**
- **New Lease**





VIEWING: Strictly by arrangement through Shouler & Son, Kings Road or APB Property Consultants

TERMS: Full repairing and insuring lease - terms to be agreed

SERVICE CHARGE: There is a service charge payable - Details to be provided to interested parties.

VAT: VAT will be payable on rents

RATEABLE VALUE: £4,300

SERVICES: Mains electricity and water. There is no gas. Drainage is a private system.

EPC: The property has an EPC Rating of C. The EPC will be valid until 9 Jilu 2034

LEGAL COSTS: Each party to pay their own legal costs

POSSESSION: The property is available immediately upon completion of legal formalities

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