



Unit 66a Wymeswold Industrial Park Wymeswold Road, Burton-on-the-Wolds, Loughborough, Leicestershire, LE12 5TY

SELF CONTAINED WORKSHOP UNIT TO LET
£11,250 Per annum Approx. 1,395 Sq. Ft

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

**Unit 66a Wymeswold Industrial
Park Wymeswold Road
Burton-on-the-Wolds
Loughborough
Leicestershire
LE12 5TY**

Self Contained Workshop To Let on thriving Industrial Estate, a semi-detached industrial unit of brick construction underneath a pitched plastisol coated steel roof.

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.





LOCATION

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

The Estate forms part of the former Wymeswold Aerodrome which has been upgraded with new roads and infrastructure. The site consists of a number of newly built modern industrial units, fully refurbished former hangers and workshop buildings.

DESCRIPTION OF UNIT

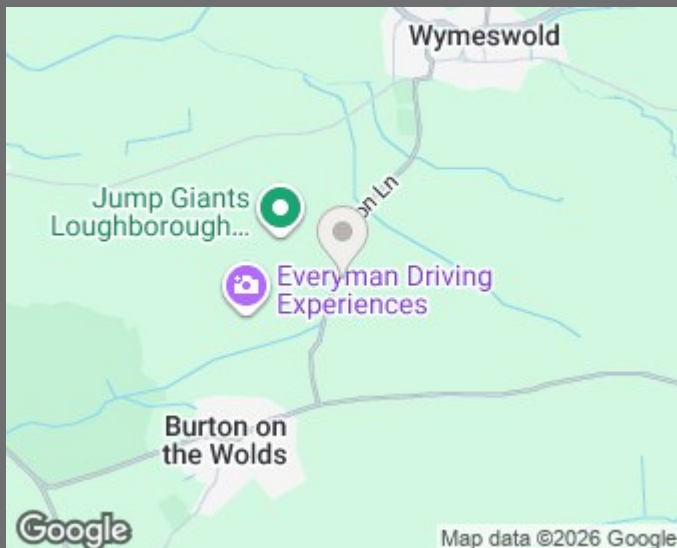
The property is a semi-detached industrial unit of brick construction underneath a pitched plastisol coated steel roof.

- Access is via a single personnel door
- Roller shutter loading door
- Internally the property has a solid concrete floor throughout
- W/C Facilities

ACCOMMODATION

- Approx. 1,395 Sq. Ft

All areas are quoted in accordance with the RICS Code of Measuring Practice.



- **Unit Approx. 1,395 Sq Ft**
- **Self Contained Workshop Unit To Let**
- **Rent £11,250 per annum**
- **Suitable for light and general Industrial**
- **Thriving Industrial Estate Location**
- **Strategic location close to the A46**
- **Available To Let from March 2026**

VIEWING: Strictly by arrangement through Shouler & Son, Kings Road Contact Edward Danby e.danby@shoulers.co.uk 01664 560181 Option 5 Commercial or APB Property Consultants Contact Will Shattock wjs@apbleicester.co.uk 0116 254 0382

TERMS: The unit is available on a new internal repairing and insuring lease for a term of years to be agreed, subject to 3 yearly rent reviews

SERVICE CHARGE: Service charge payable for the upkeep and maintenance of the industrial park and site security

VAT: We understand that VAT is chargeable in respect of rents

RATEABLE VALUE: £6,600

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

EPC: The property has an EPC Rating of B-28. The EPC will be valid until 24 May 2033

LEGAL COSTS: Each party to pay their own legal costs

POSSESSION: The property is available from January 2026 and upon completion of legal formalities

PLANNING: The premises had planning consent falling within Class E, B2 and B8 of the Town and County Planning Regulations 2020. We Advise all parties to make their own enquiries with the Local Planning Authority.

AML: In accordance with Anti-Money Laundering Regulations all prospective parties will be required to provide photo ID and proof of address

County Chambers, Kings Road
Melton Mowbray, Leicestershire LE13 1QF

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