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
INDUSTRIAL/WORKSHOP PREMISES.

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)
131.41 sq 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@apbleicester.co.uk and Will Shattock wjs@apbleicester.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