WYMESWOLD
UNIT 65, WYMESWOLD INDUSTRIAL PARK, BURTON ON THE WOLDS, LEICESTER, LE12 5TR

To Let:
£12,500pa

Self-contained 2,562 sq ft business unit located on a thriving industrial estate situated mid-way between Loughborough, Leicester, Nottingham and Melton Mowbray, with easy access to A46 and A60.

Viewing is strictly by appointment with the joint sole agents:
Shouler & Son
Tel: 01664 410166
www.shoulers.co.uk
APB Tel: 01162 540382

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.

ACCOMMODATION

The property is a detached single storey office/workshop unit of brick construction under a plastisol coated steel roof.

Access is via a single personnel door and provides primarily open plan accommodation. The property has male and female toilets and car parking to the rear.

OFFICE & WORKSHOP: (Gross internal area) 283.01 sq m 2,562 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: Will Shatlock wis@apbleicester.co.uk and Reg Pollock rp@apbleicester.co.uk

TERMS: A new full repairing and insuring lease is offered, for a term of years to be agreed at a rent of £12,500 per annum plus VAT.

SERVICE CHARGE: There is a service charge payable in respect of the maintenance and upkeep of the Industrial Park and site security. 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: £12,000

CHARGING AUTHORITY: Charnwood Borough Council