

# TO LET

## INDUSTRIAL/WORKSHOP PREMISES

Unit 44A, Wymeswold Industrial Park,  
Burton on the Wolds, LE12 5TR

**131.41 sq.m (1,414 sq.ft)**

- Suitable for B1/B2 & B8 uses
- Strategic location close to A46
- Forecourt parking & loading
- New leases available

**RENT: £8,500 PAX**



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APB Property Consultants

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# Units 44A, Wymeswold Industrial Park, Burton on the Wolds, LE12 5TR

## 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 village settlement of Burton on the Wolds.

## DESCRIPTION

A single storey industrial unit constructed of brickwork under a plastisol coated steel roof. The property comprises a clear span production space with two offices benefitting from a kitchenette and toilet facilities. There are loading doors to the front and a main entrance to the side. The property benefits from a 3 phase electrical supply. There is forecourt parking for 4 or 5 vehicles.

## ACCOMMODATION

The property offers the following accommodation:

	Sq.m	Sq.ft
Ground floor:	131.41	1,414
<b>Total GIA:</b>	<b>131.41</b>	<b>1,414</b>

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

## CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council  
Rateable Value: £3,500

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

## RENT

£8,500 per annum. VAT will be payable on rents.

## LEASE

The units are available to let on new full repairing and insuring leases 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.

## POSSESSION

The property is available following completion of legal formalities.

## VIEWING

Strictly by appointment through the joint agents:-

**APB - 0116 254 0382**

Contact: James Phillips or

[jmp@apbleicester.co.uk](mailto:jmp@apbleicester.co.uk)

Will Shattock

[wjs@apbleicester.co.uk](mailto:wjs@apbleicester.co.uk)

or

**Shouler & Sons – 01664 410 166**

Contact: Helen Montague

[h.montague@shoulers.co.uk](mailto:h.montague@shoulers.co.uk)

### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.

