

# TO LET

## SELF CONTAINED OFFICE & STORAGE UNIT

Unit 60, Wymeswold Industrial Park, Burton on the Wolds, LE12 5TR

247.11 sqm (2,660 sq.ft)

**RENT: £7,000 PA**

- Suitable for B1/B2 and B8 uses
- Strategic location close to A46
- Thriving Industrial Estate location
- New lease
- Incentives available



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APB Property Consultants

13 De Montfort Street, Leicester LE1 7GE T (0116) 254 0382



# Unit 60, 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.

## DESCRIPTION

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

The property is accessed via a single personnel door and provides a series of offices of varying sizes. The property has male and female toilets and car parking space to the side.

## ACCOMMODATION

The property offers the following accommodation:

	Sq.m	Sq.ft
Offices	247.11	2,660
<b>Total Gross Internal Floor Area</b>	<b>247.11</b>	<b>2,660</b>

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

## CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council  
Rateable Value: £5,500

## SERVICES & HEATING

Mains services are connected with the exception of gas. Drainage is to a private system.

## TOWN PLANNING

The premises has planning consent falling within class B1/B2/B8 of the Town and Country Planning (Use Classes) Order 1987.

## RENT

£7,000 per annum exclusive plus VAT.

## VAT

It is understood that VAT will be payable on rents.

## LEASE

The property is available to let on a new full repairing and insuring lease 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. Details can be provided to interested parties.

## ENERGY PERFORMANCE CERTIFICATE

A Certificate will be provided at the appropriate time.

## POSSESSION

The property is available immediately following the completion of legal formalities.

## VIEWING

Strictly by appointment through the joint letting agents:

### APB – 0116 254 0382

Contact: Will Shattock

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

Reg Pollock

[rp@appleicester.co.uk](mailto:rp@appleicester.co.uk)

### 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.

