

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

Units 1 & 2, Wymeswold Industrial Park,
Burton on the Wolds, LE12 5TR

RENTS FROM: £4,500 PAX

- Unit 1 – 45 sq.m (484 sq.ft)
- Unit 2 – 62.25 sq.m (670 sq.ft)
- Available as a whole or in part
- Strategic location close to A46
- Extensive yard and parking
- New leases available



www.apbleicester.co.uk

APB Property Consultants

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

APB

PROPERTY CONSULTANTS

0116 254 0382

Units 1 & 2 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.

The property is situated in the centre of the Industrial Park.

DESCRIPTION

The property comprises a terrace of 3 single storey industrial units of conventional brick and block construction under a pitched roof. Each unit has its own loading door together with a separate personnel door.

The internal accommodation is effectively clear span with separate toilet facilities. The eaves height is 3.5m.

ACCOMMODATION

The property offers the following accommodation:

	Sq.m	Sq.ft
Unit 1	45	485
Unit 2	62.25	670
Total GIA:	107.25	1,155

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

CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council

Rateable Value: £3,700 (for the whole)

2017 Valuation: £7,900

RENT

The property is available as or whole or in parts:-

Unit 1 £4,500 per annum exclusive

Unit 2 £6,250 per annum exclusive

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 from 31 July 2017.

VIEWING

Strictly by appointment through the joint agents:-

APB - 0116 254 0382

Contact: Reg Pollock

or

Will Shattock

rp@apbleicester.co.uk

wjs@apbleicester.co.uk

or

Shouler & Sons – 01664 410 166

Contact: Helen Montague

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.

