



## WYMESWOLD

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

To Let:  
**£7,000pa**

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 sole joint agents:

**Shouler & Son**

Tel: 01664 410166

[www.shoulers.co.uk](http://www.shoulers.co.uk)

**APB** Tel: 0116 2540382

[www.apbleicester.co.uk](http://www.apbleicester.co.uk)



**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

# SELF CONTAINED STORAGE & WORKSHOP UNIT.

 **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 workshop unit of brick construction under a plastisol coated steel roof suitable for a variety of business or storage uses.

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.

**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](mailto:h.montague@shoulers.co.uk) and APB Tel: (01162) 540382. Contact: Will Shattock [wjs@appleicester.co.uk](mailto:wjs@appleicester.co.uk) and Reg Pollock [rp@appleicester.co.uk](mailto:rp@appleicester.co.uk)

**TERMS:** A new full repairing and insuring lease is offered, for a term of years to be agreed at a rent of £7,000 per annum plus VAT.

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:** £5,775

**CHARGING AUTHORITY:** Charnwood Borough Council

Wilton Lodge, Wilton Road,  
Melton Mowbray, Leicestershire LE13 0UJ

**Tel: 01664 410166**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[commercial@shoulers.co.uk](mailto:commercial@shoulers.co.uk)

**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Advisor. References to the Tenure of the property are based on the information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.