

TO LET



Self Contained Office & Workshop

Unit 60
Wymeswold Industrial Park
Burton on the Wolds
LE12 5TY

- Strategic location close to A46
- Fully managed Industrial Park with site security
- Car parking
- New lease
- Flexible lease terms

251.49 sq.m (2,707 sq.ft)

Rent: £12,000 per annum



Self Contained Office / Workshop

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



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/workshop of brick construction under a plastisol coated steel roof.

The property is accessed via a single personnel door and comprises a series of small offices and workshops.

The property has male and female toilets, a small kitchenette and car parking to the rear.

Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Office & Workshop	251.49	2,707
Total GIA:	251.49	2,707

Current Rating Assessment

Charging Authority: Charnwood BC
Rateable Value: £12,000

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 E/B2/B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended)

Rent

£12,000 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.

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.

EPC

Energy Rating TBC.

Possession

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

Viewing

Strictly by appointment through agents:

APB

0116 254 0382

Reg Pollock

rp@apbleicester.co.uk

Will Shattock

wjs@apbleicester.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.