

OPEN STORAGE/LORRY PARKING TO LET

Compound 5, Wymeswold Industrial Park, Burton-On-The-Wolds, LE12 5TY



3,541 Sq Ft (328.96 Sq M)

£7,500 Per Annum Exclusive

- ▶ Open Storage Compound
- ▶ Lorry Parking Licence Available
- ▶ Secure Industrial Park
- ▶ New Lease Available

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 comprises a rectangular storage compound surfaced with hardstanding and a secure perimeter palisade fence. The compound is located on a secure Industrial Park, which benefits from onsite security and site wide CCTV.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
The compound extended to	3,541	328.96
Total	3,541	328.96

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

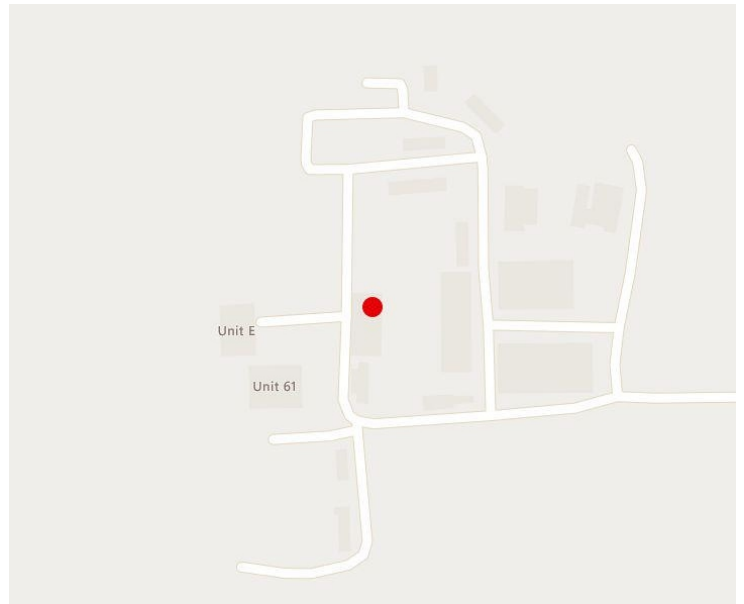
CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council
Rateable Value : £1,600

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

POSSESSION

Lorry parking available from 01 November 2021
Please contact the agent for details on the availability as a whole.



TENURE

The property can be made available as a whole by way of a new full repairing and insuring lease for a term of years to be agreed. Alternatively, the property can be made available by way of a lorry parking licence.

RENT

£7,500 Per Annum Exclusive for the whole.

£300 per month for lorry parking.

VAT

VAT will be payable on all rents.

VIEWING

The property can be viewed from the private Estate road.

Please make arrangements via the joint agents APB or Shoulers.



Will Shattock

wjs@appleicester.co.uk

0116 254 0382



Reg Pollock

rp@appleicester.co.uk

0116 254 0382

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.