



64A WYMESWOLD ROAD
BURTON-ON-THE-WOLDS, LOUGHBOROUGH, LE12 5TY

T0-Let £10,000 per annum

Suitable for B1/B2 & B8 Uses

Self-contained workshop unit of 1,397 sq ft

Self contained workshop unit of 1,397 sq ft located on Wymeswold Industrial Park, with access provided by two single doors and double loading doors. Located on a secure and fully managed site, situated midway between Loughborough, Leicester, Nottingham and Melton Mowbray offering easy access to both the A46 (approx. 3 miles) and the A60 (approx. 3 miles).

Viewing is strictly by appointment with the joint sole agents:

Shouler & Son Tel: 01664 560181 - www.shoulers.co.uk

APB Leicester Tel: 0116 2540382 - www.apbleicester.co.uk



Wymeswold Industrial Park is a thriving Industrial Estate, formerly Wymeswold Aerodrome which has been upgraded with new roads and infrastructure.

The site consists of a number of newly built modern industrial units, fully refurbished former hangers and workshop buildings. The property is an end terraced industrial unit constructed of brickwork and a pitched plasticol coated steel roof over.

Access is via two single doors together with double loading doors. Internally the property has a solid concrete floor throughout.

Workshop GIA: 1,397 sq ft (129.83m)

TERMS:

A new lease is offered on a tenant's full repairing and insuring basis for a term of years to be agreed.

VAT:

We understand that VAT will be payable on rents.

USE:

Suitable for B1/B2 and B8 uses of the Town and Country Planning (Use Classes) Order 1987.

Rateable Value
Currently £5,600

VIEWING:

Strictly by appointment with the joint agents: Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- (01664) 560181. Contact: Edward Danby

Ed Danby - e.danby@shoulers.co.uk

Will Shattock - wjs@appleicester.co.uk

SERVICES:

**Mains Electricity and Water are connected.
Drainage is to a private system.**

SERVICE CHARGES:

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.

POSSESSION:

The property is available upon completion of formalities.

EPC:

An Energy Performance Certificate will be provided at the appropriate time

, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

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EPC: This property has an Energy Performance Rating. A copy is available upon request.

