

INDUSTRIAL/WAREHOUSE PREMISES TO LET

Unit 1-2, Wymeswold Industrial Park, Burton-On-The-Wolds, Loughborough, LE12 5TY



1,155 Sq Ft (107.3 Sq M)

£13,500 per annum exclusive

- ▶ Strategic location close to A46
- ▶ External yard and parking
- ▶ Modern industrial unit - eaves height 3.5m
- ▶ 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. The Industrial Park is in close proximity to the village settlement of Burton on the Wolds.

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

DESCRIPTION

The property comprises a twin single storey industrial unit of conventional brick and block construction under a pitched roof.

The unit has two loading doors, together with separate personnel doors.

There are 2 interconnecting units and the internal accommodation is effectively clear span with separate toilet facilities. The eaves height is 3.5m.

CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council
Rateable Value : £7,600

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

RENT

£13,500 per annum exclusive.

VAT

VAT will be payable on the rent.

LEASE TERMS

The unit is available to let on a new full repairing and insuring lease 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.

EPC

The property has an Energy Rating of E.
The EPC will be valid until 05 June 2034.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

POSSESSION

Upon completion of legal formalities.



VIEWING

Please get in touch to arrange a viewing.



Reg Pollock
rp@apbleicester.co.uk
0116 254 0382



Will Shattock
wjs@apbleicester.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.