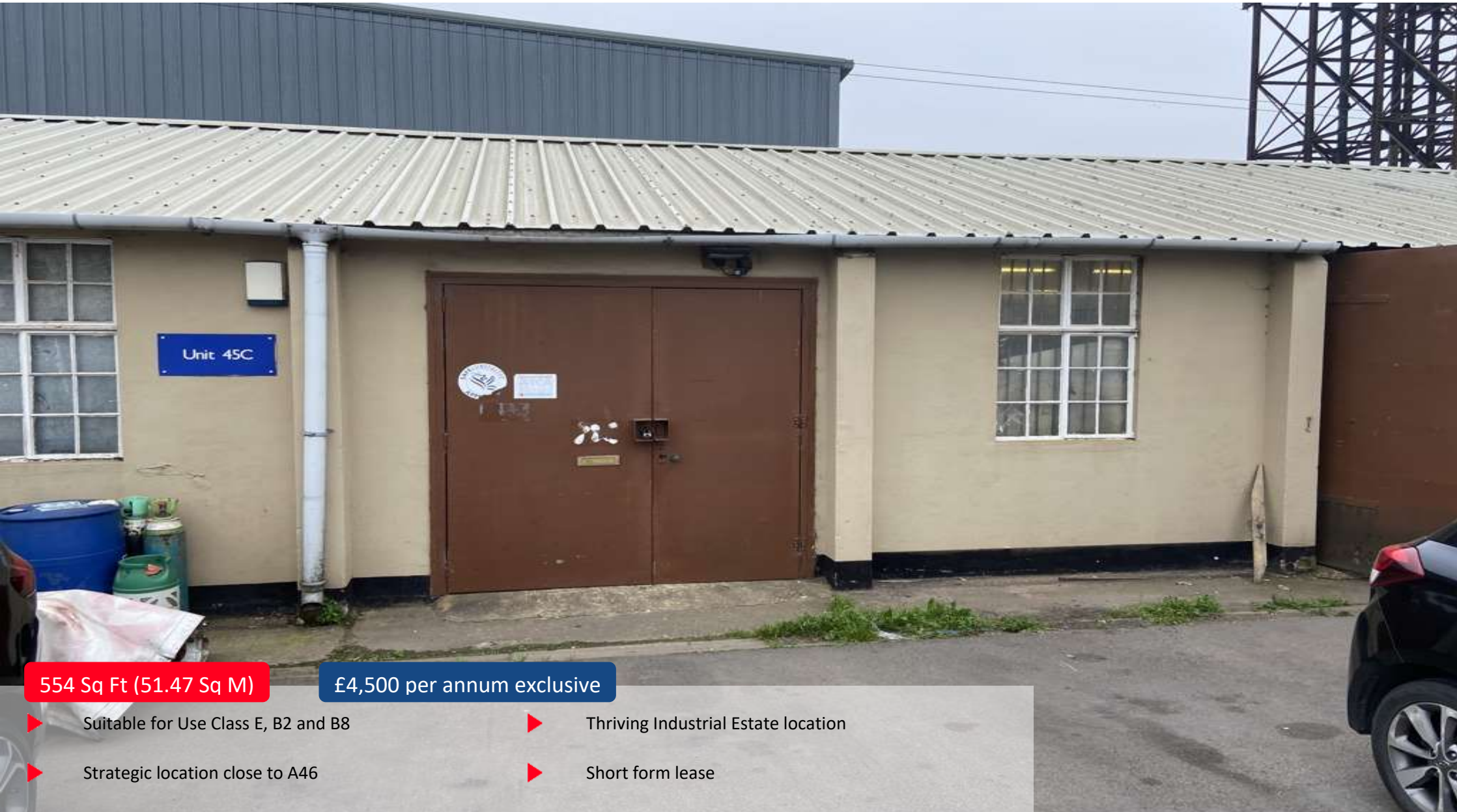


# SELF CONTAINED WORKSHOP UNIT TO LET

Unit 45C, Wymeswold Industrial Park, Wymeswold Road, Burton-On-The-Wolds, Loughborough, LE12 5TY



554 Sq Ft (51.47 Sq M)

£4,500 per annum exclusive

- ▶ Suitable for Use Class E, B2 and B8
- ▶ Thriving Industrial Estate location
- ▶ Strategic location close to A46
- ▶ Short form lease

## 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 mid-terrace industrial unit constructed of brickwork under a pitched plastisol coated steel truss roof.

Access is via double loading doors and internally the property has a solid concrete floor throughout and benefits from w/c accommodation.

## CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council  
Rateable Value : £3,000

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

## PLANNING

The premises has planning consent falling within Class E (formally B1), B2 & B8 of the Town & Country Planning (Use Classes) Order 1987.

## RENT

£4,500 per annum exclusive.

## VAT

It is understood that VAT is payable on rents.

## LEASE TERMS

The property is available to let by way of an assignment of an existing lease, for a term that expires on 31 October 2025. Details of the lease can be made available to all interested parties.

Consideration will be given to a new lease on terms to be agreed.

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

Main services are connected with the exception of gas. Drainage is to a private system.

## EPC

The property has an Energy Rating of C.  
The EPC will be valid until 09 July 2034.

## LEGAL COSTS

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

## POSSESSION

Available immediately following completion of legal formalities.



## VIEWING

Please get in touch to arrange a viewing.



**Will Shattock**

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**Reg Pollock**

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### 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.