

INDUSTRIAL UNIT TO LET

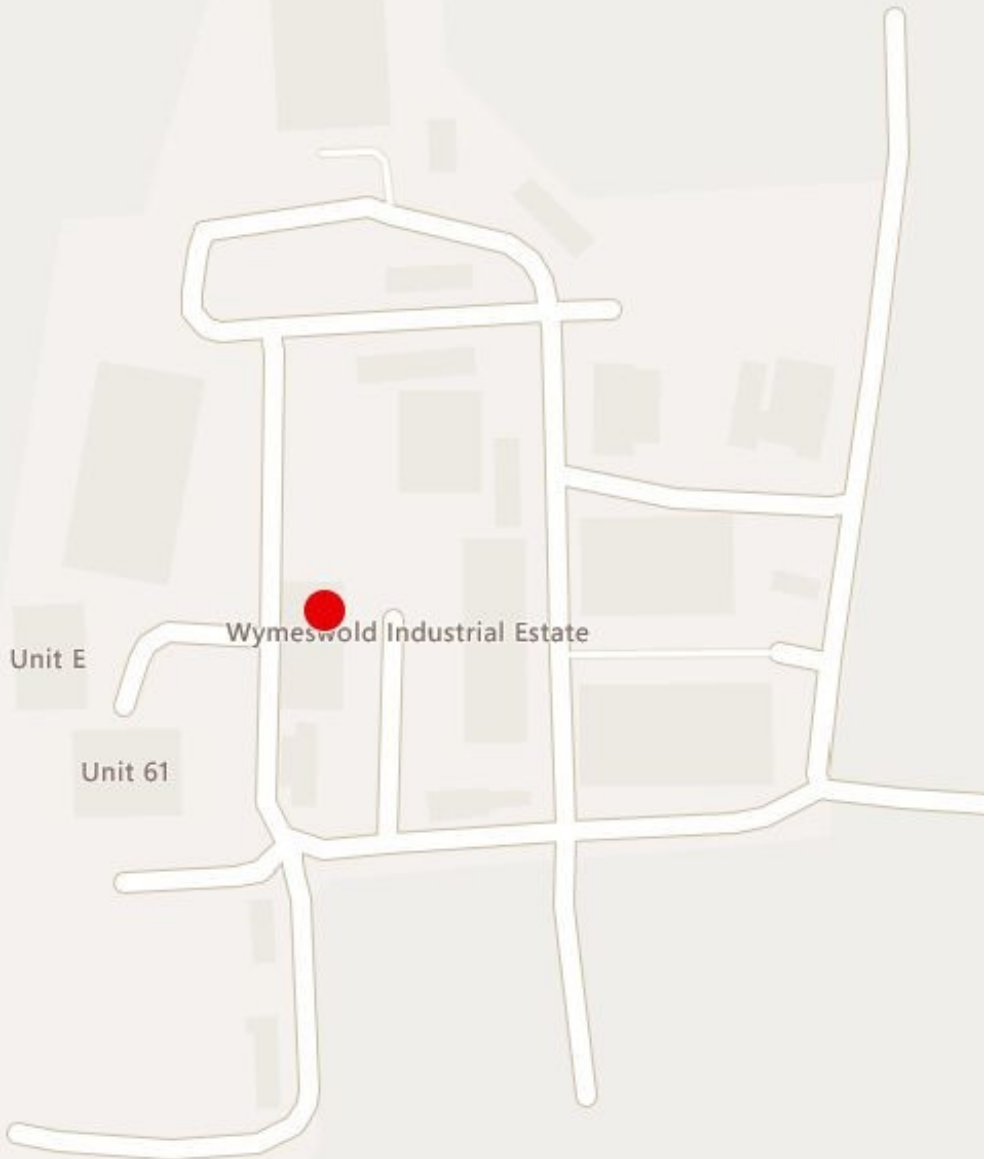
Unit 22, Wymeswold Industrial Park, Wymeswold Road, Burton-On-The-Wolds, Leicestershire, LE12 5TY



7,624 Sq Ft (708.27 Sq M)

£30,000 per annum exclusive

- ▶ Suitable for Use Class E, B2 and B8
- ▶ Strategic location close to the A46
- ▶ Thriving Industrial Estate Location
- ▶ Secure external storage



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 detached industrial building of brick construction formed of 3 bays under a pitched plastisol coated truss roof.

The property generally provides open plan workshop / warehouse accommodation with concrete floor thorough.

Externally, the property benefits from a large secure yard with hardstanding for storage, loading/unloading.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Total	7,624	708.27

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

CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council
Rateable Value : £20,500

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

SERVICES

The property benefits from mains electricity and water. There is no gas. Drainage is to a private system.

EPC

The property has an EPC Rating of D-76. The EPC will be valid until 26th JUNE 2033.

RENT

£30,000 per annum exclusive

LEASE TERMS

The property will be available on Full Repairing and Insuring lease terms for a period of years to be agreed.

A service charge will be payable for the upkeep and maintenance of the Estate. Please contact the agent for more information.

VAT

VAT will be payable on rents.

LEGAL COSTS

Each party will bear their own legal costs in association with this transaction.

POSSESSION

The property is available immediately upon completion of legal formalities.

PLANNING

The property has planning consent falling within Use Classes E (formerly B1), B32 and B8 of the Town and Country Planning (Use Classes) Order.

VIEWING

Please get in touch to arrange a viewing.



Will Shattock

wjs@apbleicester.co.uk

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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.