

# SECURE STORAGE COMPOUND TO LET

Compound Opposite Unit 59, Wymeswold Industrial Park, LE12 5TY



9,758 Sq Ft (906.52 Sq M)

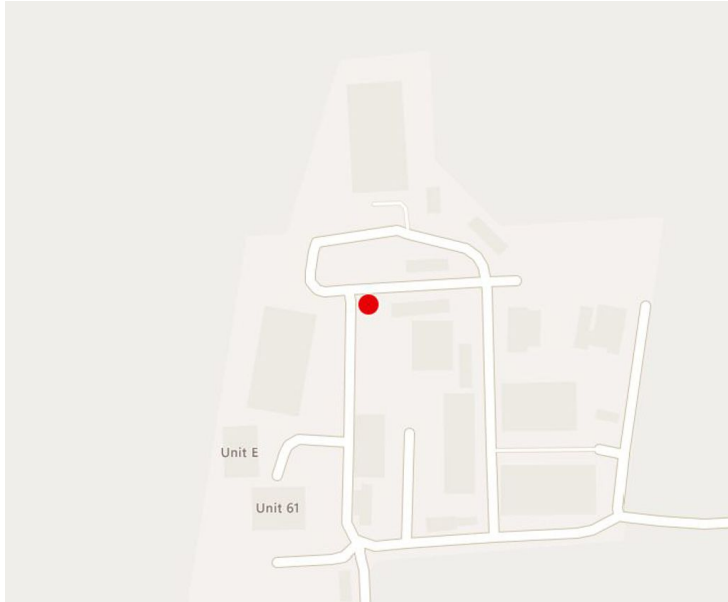
£20,000 per annum exclusive

- ▶ Secure open storage compound.
- ▶ Strategic location close to the A46.
- ▶ Thriving Industrial Estate.
- ▶ New lease.

## LOCATION

The property is located on the well-established Wymeswold Industrial Park is strategically located midway between the major population centres of Loughborough, Leicester, Nottingham and Melton Mowbray.

The A46 is situated 3 miles to the east and the A60 is 3 miles to the west.



## DESCRIPTION

The property comprises a rectangular shaped compound to be used for open storage. The compound benefits from hardstanding and secure perimeter palisade fencing with a 10m wide gated entrance.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
<b>Total</b>	<b>9,758</b>	<b>906.52</b>

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

## CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council  
Rateable Value : To be confirmed

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

## SERVICES

The compound does not benefit from access to any services.

## POSSESSION

The property is available immediately upon completion of legal formalities.

## ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations all prospective parties will be required to provide photo ID and proof of address.

## PLANNING

We understand that the premises had authorised use under Use Class E, B2 and B8 of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020. We advise all parties to make their own enquiries with the Local Planning Authority.

## RENT

£20,000 per annum exclusive

## LEASE TERMS

The property is available to let on Full Repairing and Insuring lease terms for a period of years to be agreed, incorporating rent reviews at each third year.

There is a service charge payable in respect of the upkeep and maintenance of the Industrial Park and site security. Details can be provided to interested parties.

## VAT

It is understood that VAT is chargeable in respect of rents.

## VIEWING

Please get in touch to arrange a viewing.



**Will Shattock**

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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.