TO LET

SELF CONTAINED OFFICE & WORKSHOP

Unit 65, Wymeswold Industrial Park,
Burton on the Wolds, LE12 5TR

238.01 sqm (2,562 sq.ft)

- Suitable for B1/B2 and B8 uses
- Strategic location close to A46
- Thriving Industrial Estate location
- New lease

RENT: £7,000 PA

www.apbleicester.co.uk
APB Property Consultants
13 De Montfort Street, Leicester LE1 7GE  T (0116) 254 0382
Unit 65, Wymeswold Industrial Park, Burton on the Wolds, LE12 5TR

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 detached single storey office/workshop of brick construction under a plastisol coated steel roof.

The property is accessed via a single personnel door and provides primarily open plan accommodation. The property has male and female toilets and car parking to the rear.

ACCOMMODATION
The property offers the following accommodation:

<table>
<thead>
<tr>
<th></th>
<th>Sq.m</th>
<th>Sq.ft</th>
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</thead>
<tbody>
<tr>
<td>Workshop</td>
<td>283.01</td>
<td>2,562</td>
</tr>
<tr>
<td>Total Gross Internal Floor Area</td>
<td>238.01</td>
<td>2,562</td>
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All areas are quoted in accordance with the RICS Code of Measuring Practice.

CURRENT RATING ASSESSMENT
Charging Authority: Charnwood Borough Council
Rateable Value: £5,775

SERVICES & HEATING
Mains services are connected with the exception of gas. Drainage is to a private system.

TOWN PLANNING
The premises has planning consent falling within class B1/B2/B8 of the Town and Country Planning (Use Classes) Order 1987.

RENT
£7,000 per annum exclusive plus VAT.

VAT
It is understood that VAT will be payable on rents.

LEASE
The property 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. Details can be provided to interested parties.

ENERGY PERFORMANCE CERTIFICATE
A Certificate will be provided at the appropriate time.

POSSESSION
The property is available immediately following the completion of legal formalities.

VIEWING
Strictly by appointment through the joint letting agents:

APB – 0116 254 0382
Contact: Will Shattock  rp@apbleicester.co.uk
Reg Pollock  wjs@apbleicester.co.uk

Shouler & Sons – 01664 410 166
Contact: Helen Montague h.montague@shoulers.co.uk

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/lessor/licensor 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 representations 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.