TO LET

INDUSTRIAL/WORKSHOP PREMISES

Unit 44A, Wymeswold Industrial Park, Burton on the Wolds, LE12 5TR

131.41 sq.m (1,414 sq.ft)

- Suitable for B1/B2 & B8 uses
- Strategic location close to A46
- Forecourt parking & loading
- New leases available

RENT: £8,500 PAX

www.ableicester.co.uk

APB Property Consultants
13 De Montfort Street, Leicester LE1 7GE  T (0116) 254 0382
Units 44A, 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. The Industrial Park is in close proximity to village settlement of Burton on the Wolds.

LEASE
The units are available to let on new full repairing and insuring leases 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.

POSSSESSION
The property is available following completion of legal formalities.

VIEWING
Strictly by appointment through the joint agents:-

APB - 0116 254 0382
Contact: James Phillips or Will Shattock
jmp@apbleicester.co.uk wjs@apbleicester.co.uk

or

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

DESCRIPTION
A single storey industrial unit constructed of brickwork under a plastisol coated steel roof. The property comprises a clear span production space with two offices benefitting from a kitchenette and toilet facilities. There are loading doors to the front and a main entrance to the side. The property benefits from a 3 phase electrical supply. There is forecourt parking for 4 or 5 vehicles.

ACCOMMODATION
The property offers the following accommodation:

<table>
<thead>
<tr>
<th>Sq.m</th>
<th>Sq.ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>131.41</td>
<td>1,414</td>
</tr>
</tbody>
</table>

Total GIA: 131.41 1,414

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

CURRENT RATING ASSESSMENT
Charging Authority: Charnwood Borough Council
Rateable Value: £3,500

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

RENT
£8,500 per annum. VAT will be payable on rents.