



TO LET Units 41A & 41B Wymeswold Industrial Park, Burton on the Wolds, Loughborough, Leicestershire, LE12 5TY

Unit 41A £14,000 per annum Approx. 1,398 Sq. Ft

Unit 41B £12,500 per annum Approx. 1,404 Sq. Ft

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

**Units 41A & 41B Wymeswold
Industrial Park
Burton on the Wolds
Loughborough
Leicestershire
LE12 5TY**

Wymeswold Industrial Park is in an excellent location midway between Loughborough, Leicester, Nottingham and Melton Mowbray.

Situated just on the outskirts of Burton on the Wolds, Wymeswold Industrial Park is 3 miles from the A46 east and A60 west. With good connections to the M1.

Wymeswold Industrial Park is a thriving Industrial Estate, formerly Wymeswold Aerodrome which has been upgraded with new roads and infrastructure. The site consists of a number of newly built modern industrial units, fully refurbished former hangers and workshop buildings. This property sits at the North side of the site fronted hardstanding on a corner plot.





DESCRIPTION

Unit 41A

- Rent £14,000 per annum + VAT
- GIA: 1,398 Sq.ft -
- Yard Approx. 4,000 Sq. Ft

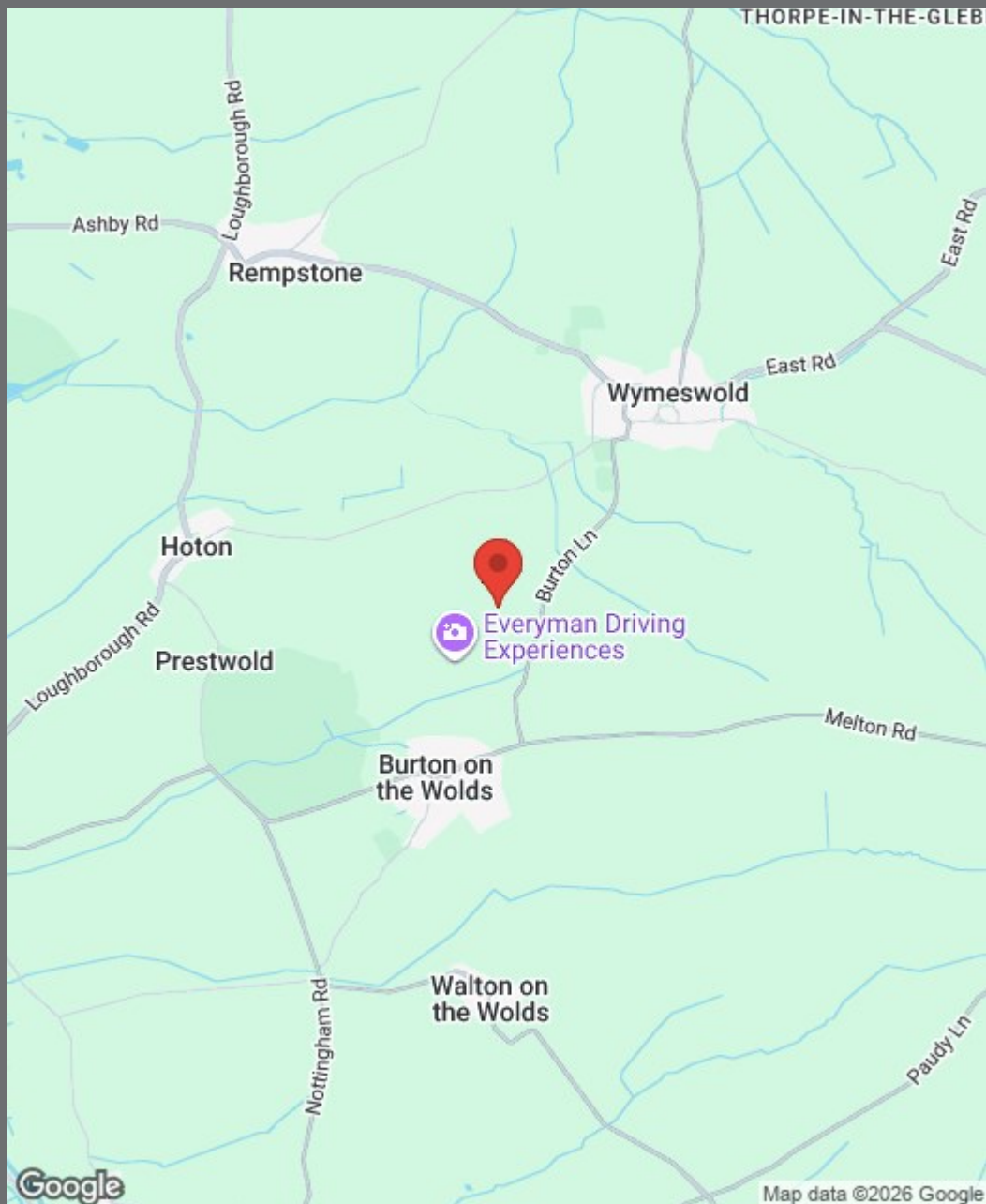
UNIT 41B

Rent £12,500 per annum + VAT

- GIA: 1,404 Sq.ft -
- Yard Approx. 1,000 Sq. Ft

Both units include Single and 3 Phase electrics, Water, Drainage and Roller Shutter Door.





GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel-(01664) 560181 Option 5 Commercial

TERMS : Full repairing and insuring lease for a term to be agreed

SERVICES: Electricity and water are connected, drainage is to a private system

SERVICE CHARGE: Maintenance and Security Service charge payable for the Industrial Park - details can be provided to interested parties

RATEABLE VALUE: £14,750 & £14,250

VAT: VAT is payable on the rent

EPC: Rating C Valid until June 2033

- x 2 Industrial Units
- Excellent location within easy access to A46, A60 and M1
- External Yard and parking
- Unit 41A GIA 1,398 Sq.ft + Approx. 4, 000 Sq. Ft Yard Area - £14.000 per annum
- Unit 41B GIA 1,404 Sq. Ft + Approx. 1,000 Sq. Ft Yard Area - £12,500 per annum
- Suitable for B1/B2 and B8 uses
- Secure and Fully managed site
- Mains Electricity and Water connected
- EPC - Rating of C-62 Valid until June 2033



County Chambers, Kings Road
Melton Mowbray, Leicestershire LE13 1QF

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Tel: 01664 560181 Option 5 Commercial

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