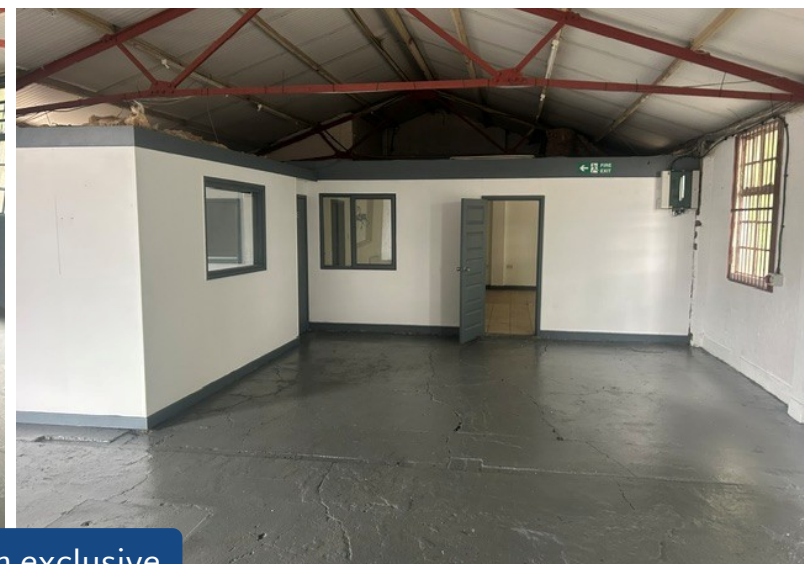


SELF CONTAINED WORKSHOP UNIT TO LET

Unit 41 A&B, Wymeswold Industrial Park, Loughborough, LE12 5TY



2,083 Sq Ft (193.51 Sq M)

£19,500 per annum exclusive

- ▶ Thriving industrial estate
- ▶ Suitable for light and general industrial uses
- ▶ Strategic location close to the A46
- ▶ Secure exclusive yard

LOCATION

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

DESCRIPTION

The property is a detached, single storey, industrial workshop unit constructed of brickwork underneath a pitched plastisol coated steel roof.

Access is via both personnel and 2no. roller shutter loading doors along the front elevation with an additional loading door from the rear elevation. Internally, the property has a solid concrete floor throughout with office and w/c facilities.

Externally, there is a secure exclusive yard area to the left-hand side and rear of the unit.

CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council

Rateable Value :

Unit 41a - £14,750

Unit 41b - £14,250

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

SERVICES

Mains electricity and water are connected to the property. Drainage is to a private system.



ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Total	2,083	193.51

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

EPC

The property has an Energy Performance Rating of C-62.
The EPC will be valid until 6th June 2033.

POSSESSION

The property is available from 18th May 2026 and upon completion of legal formalities.

PLANNING

We understand that the premises has authorised use under Use Classes E, B2 and B8 of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

ANTI MONEY LAUNDERING

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

RENT

£19,500 per annum exclusive

LEASE TERMS

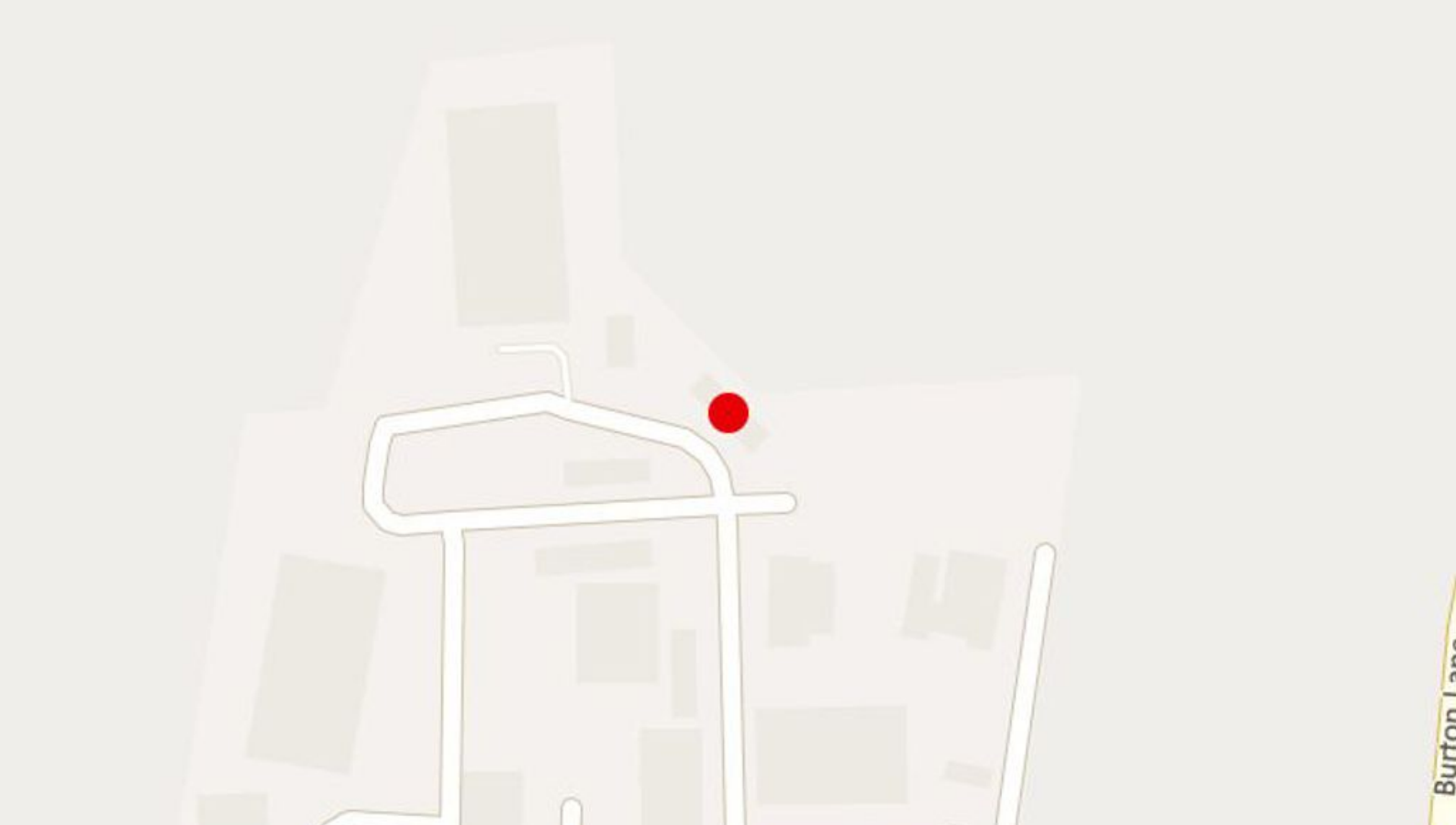
The property is available to let on Full Repairing and Insuring lease terms for a period of years to be agreed, incorporating rent reviews at each third year.

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

VAT is chargeable on all costs.





VIEWING

Please get in touch to arrange a viewing.



Will Shattock

wjs@appleicester.co.uk

0116 254 0382



George Shattock

gs@appleicester.co.uk

0116 2540382

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.