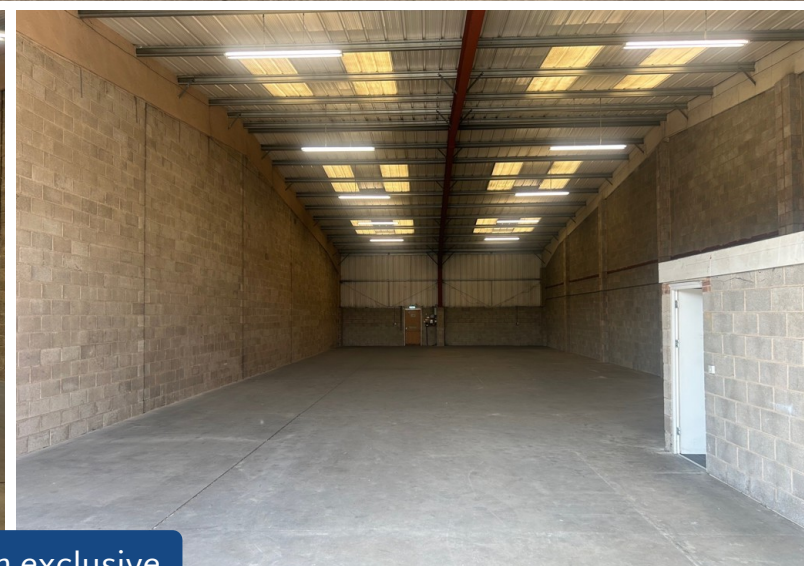
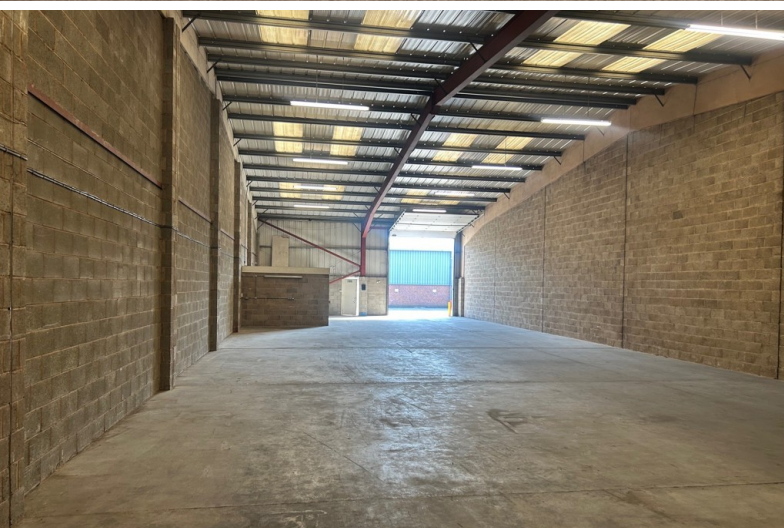


# WAREHOUSE PREMISES TO LET

Unit A2, Wymeswold Industrial Park, Wymeswold Road, Burton-On-The-Wolds,



4,656 Sq Ft (432.54 Sq M)

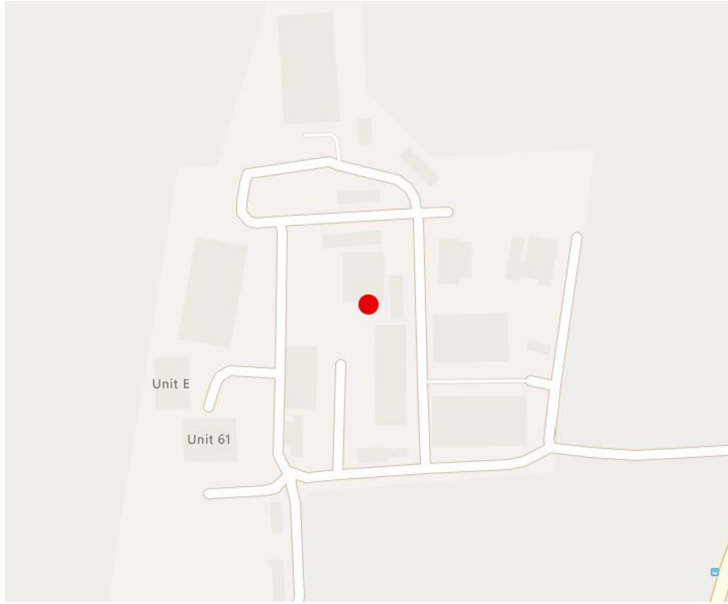
£31,500 per annum exclusive

- ▶ Suitable for light and general industrial uses and warehousing.
- ▶ 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 mid-terrace warehouse building of steel portal frame construction under a pitched roof with profile cladding with an up and over loading door.

Internally, the property comprises a clear span warehouse with an internal eaves height of approximately 4.5m with concrete floor throughout. The property benefits from 2no. internal offices, male and female w/c facilities and kitchen area.

There is designated car parking.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
<b>Total</b>	<b>4,656</b>	<b>432.54</b>
<b>Total</b>	<b>4,656</b>	<b>432.54</b>

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

## CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council

Rateable Value : £20,500

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. Drainage is to a private system.

## EPC

The property has an Energy Rating of E  
The EPC will be valid until 3 May 2033

## POSSESSION

The property is available immediately upon completion of legal formalities.

## 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.

## 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

£31,500 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

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

## VIEWING

Please get in touch to arrange a viewing.



**Will Shattock**

wjs@appleicester.co.uk

0116 254 0382

### 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.