



Unit A2 Wymeswold Industrial Park Wymeswold Road, Burton-on-the-Wolds, Loughborough,  
Leicestershire. LE12 5TY

**WAREHOUSE PREMISES TO LET**

**£31,500 per annum Approx. 4,656 Sq. Ft**

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

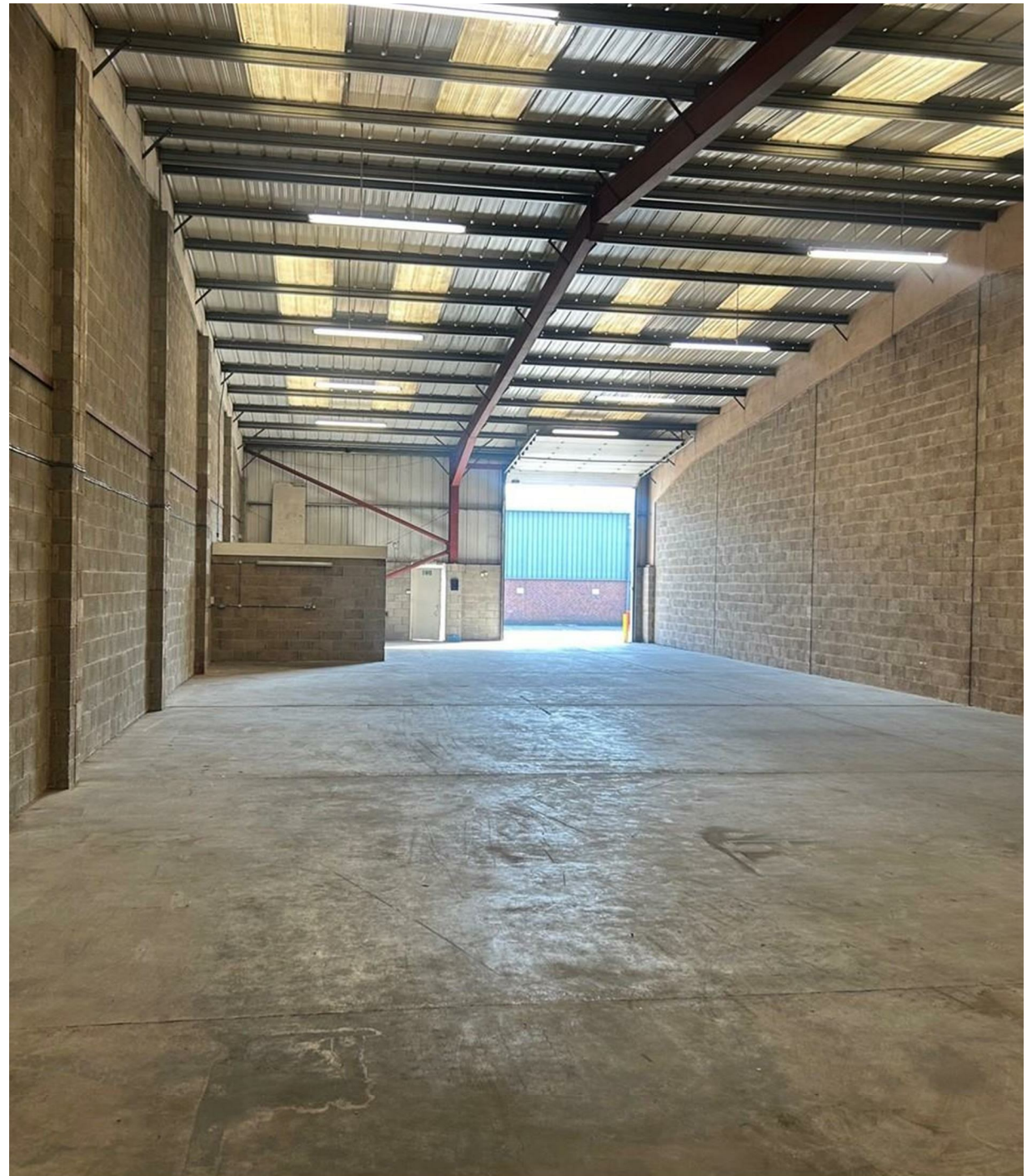
**Unit A2 Wymeswold Industrial  
Park Wymeswold Road  
Burton-on-the-Wolds  
Loughborough  
Leicestershire  
LE12 5TY**

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Industrial warehouse premises 4,645 Sq. Ft clear span production area with minimum eaves height of 15'. Strategically located close to the A46 on a fully managed industrial park with site security.

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.





## LOCATION

Wymeswold Industrial Park is a thriving Industrial Estate situated mid-way between the major population centres of Loughborough, Leicester, Nottingham and Melton Mowbray, and offers easy access to both the A46 (approx. 3 miles) and the A60 (approx. 2 miles).

The Estate forms part of the former 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.

## DESCRIPTION OF UNIT

The property comprises a mid terraced industrial building of conventional steel portal frame construction with part facing brick work and profile insulated cladding panels under a pitched roof.

- Access to the clear span production/warehouse is via a loading door
- Minimum Eaves Height 4.6m (15'3"")
- Internally the property has a solid concrete floor throughout
- 2 No. Offices
- Kitchen Area
- Male and Female W/C Facilities
- Designated forecourt parking and loading

## ACCOMMODATION

- Approx. 4,656 Sq. Ft

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



- **Unit Approx. 4,656 Sq Ft**
- **Warehouse Premises To Let**
- **Rent £31,500 per annum**
- **Suitable for light and general Industrial and warehousing**
- **Thriving Industrial Estate Location**
- **Strategic location close to the A46**
- **New lease**

**VIEWING:** Strictly by arrangement through Shouler & Son, Kings Road Contact Edward Danby e.danby@shoulers.co.uk 01664 560181 Option 5 Commercial or APB Property Consultants Contact Will Shattock wjs@apbleicester.co.uk 0116 254 0382

**TERMS:** The unit is available on a new internal repairing and insuring lease for a term of years to be agreed, subject to 3 yearly rent reviews

**PLANNING:** The premises had planning consent falling within Class E, B2 and B8 of the Town and County Planning Regulations 2020. We Advise all parties to make their own enquiries with the Local Planning Authority.

**SERVICE CHARGE:** Service charge payable for the upkeep and maintenance of the industrial park and site security

**VAT:** We understand that VAT is chargeable in respect of rents

**RATEABLE VALUE:** £20,500

**SERVICES:** Mains electricity and water. There is no gas. Drainage is a private system

**EPC:** The property has an EPC Rating of E. The EPC will be valid until 3 May 2033

**LEGAL COSTS:** Each party to pay their own legal costs

**POSSESSION:** The property is available immediately upon completion of legal formalities

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

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Melton Mowbray, Leicestershire LE13 1QF

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