



**Unit 45C, Wymeswold Industrial Estate Wymeswold Road,
Burton-on-the-Wolds, Leicestershire, LE12 5TY**

£4,500 per annum exclusive Approx. 554 Sq. Ft

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Unit 45C
Wymeswold Industrial Estate
Wymeswold Road
Burton-on-the-Wolds
Leicestershire
LE12 5TY

Self-contained workshop unit on thriving fully managed industrial estate with site Self security situated mid-way between Loughborough, Leicester, Nottingham and Melton Mowbray, with easy access to A46 and A60.

The property comprises a mid-terrace single storey industrial premises of solid brick construction with insulated cladding panels under a pitched roof.



LOCATION

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

ACCOMMODATION

The property comprises a mid-terrace single storey industrial premises of solid brick construction with insulated cladding panels under a pitched roof. A steel double loading door provides access to clear span storage/workshop accommodation. There is a solid concrete floor throughout.

Externally, the property benefits from a small forecourt for loading and car parking.

WORKSHOP: (Gross internal area)
554 Sq Ft (51.47 Sq M)

VIEWING: Strictly by arrangement through Shouler & Son, Kings Road or APB Property Consultants

TERMS: The property is available to let by way of an assignment of an existing lease, for a term that expires on 31 October 2025. Details of the lease can be made available to all interested parties.

Consideration will be given to a new lease on terms to be agreed.

There is a service charge payable - Details to be provided to interested parties.

VAT: VAT will be payable on rents

RATEABLE VALUE: £3,000

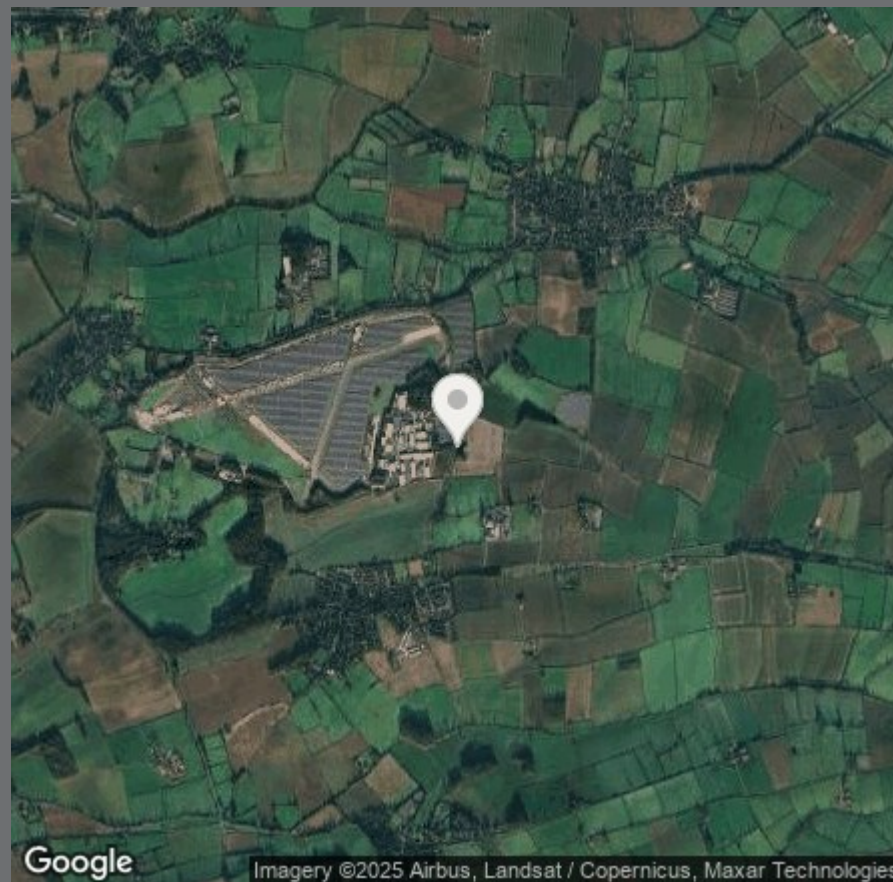
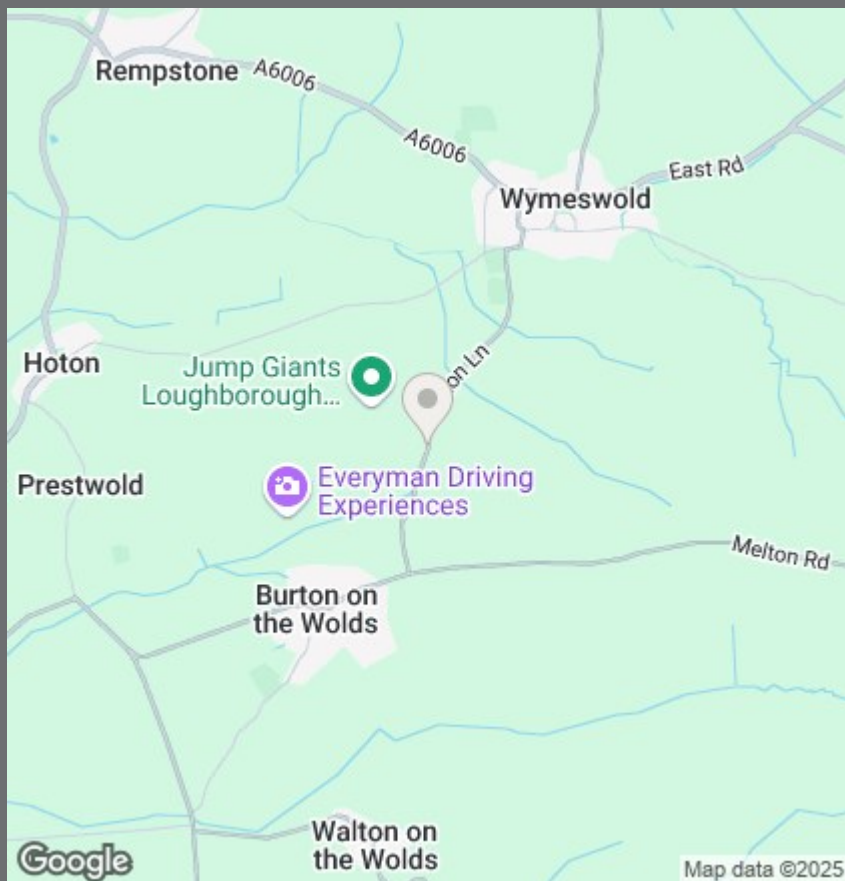
SERVICES: Mains electricity and water. There is no gas. Drainage is a private system.

EPC: The property has an EPC Rating of C. The EPC will be valid until 9 July 2034

LEGAL COSTS: Each party to pay their own legal costs

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

- Self Contained Workshop Unit approx. 554 Sq Ft
- £4,500 per annum exclusive
- Suitable for Use Class E, B2 and B8
- Thriving Industrial Estate Location
- Strategic location close to the A46
- Short Form Lease



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

Edward Danby
e.danby@shoulers.c.ok
01664 560 181

Will Shattock
wjs@apbleicester.co.uk
0116 254 0382

Tel: 01664 560181

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.