



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

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

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

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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

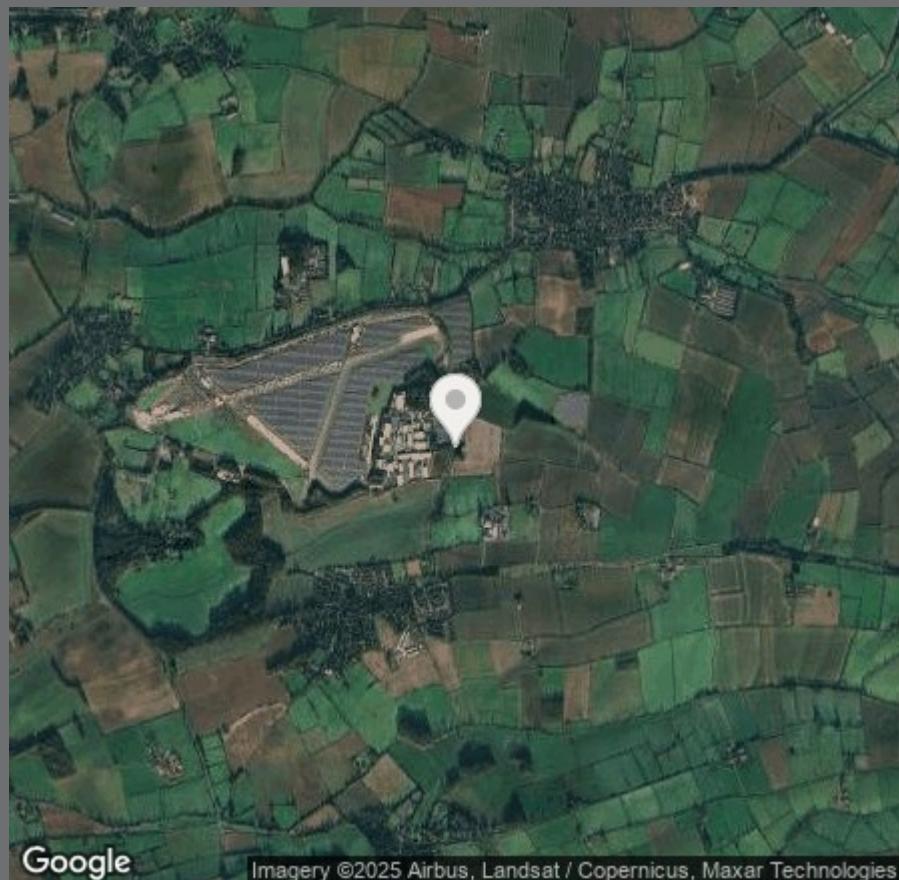
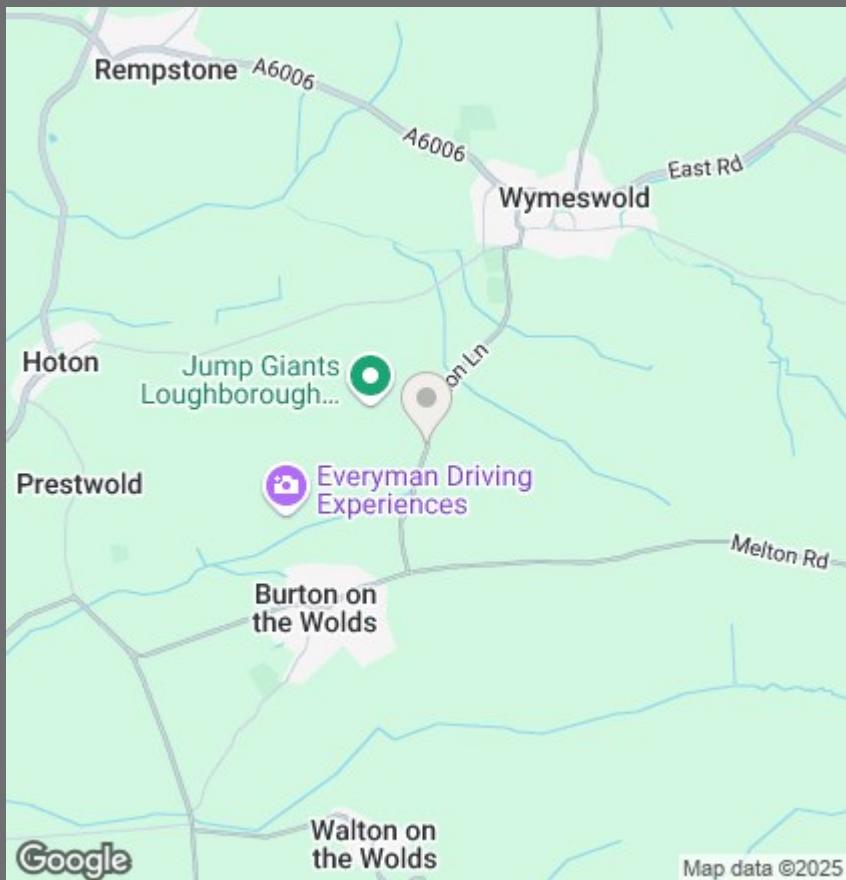
**LEGAL COSTS:** Each party to pay their own legal costs

**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



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**Shouler & Son**  
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