



**Unit 22 and Compound, Wymeswold Industrial Park,
Wymeswold Road, Burton-on-the-Wolds LE12 5TY**

£30,000 per annum exclusive Approx 15,000 Sq Ft

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Unit 22
Wymeswold Industrial Park
Wymeswold Road
Burton-on-the-Wolds
Leicestershire
LE12 5TY

UNDER OFFER Industrial Unit and Compound To Let on thriving Industrial Estate

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.

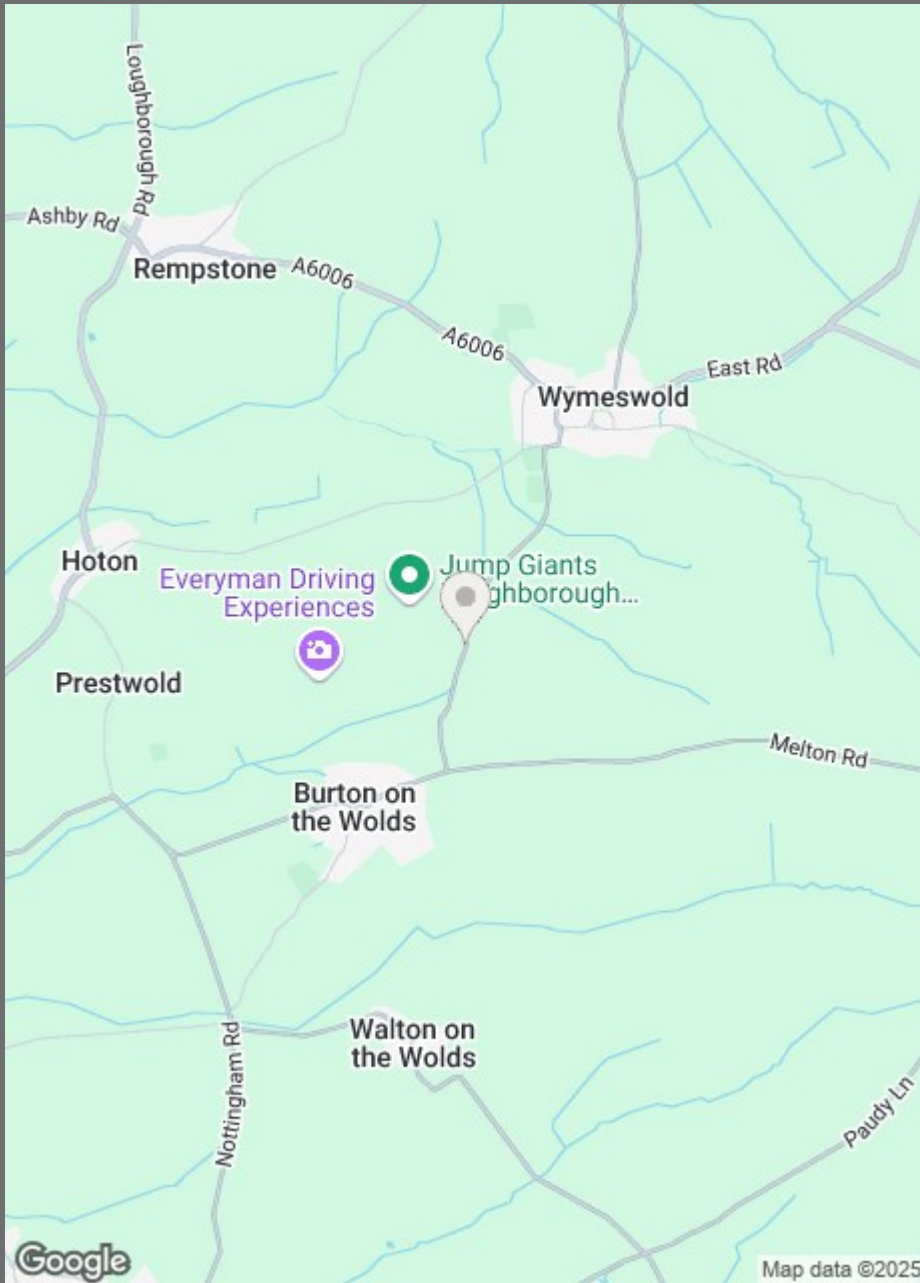
DESCRIPTION

The property comprises a detached industrial building of brick construction formed of 3 bays under a pitched plastisol coated truss roof.

The property generally provides open plan workshop/warehouse accommodation with concrete floor throughout.

Externally, the property benefits from a large secure yard with hardstanding for storage, loading/unloading.





- Building /Units 7,624 Sq Ft
- Compound 7,600 Sq Ft
- £30,0000 per annum exclusive
- Suitable for Use Class E, B2 and B8
- Thriving Industrial Estate Location
- Strategic location close to the A46
- Secure external storage

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

TERMS: Full repairing and insuring lease - terms to be agreed

VAT: VAT will be payable on 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 D-76. The EPC will be valid until 26 June 2033

LEGAL COSTS: Each party to pay their own legal costs

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



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

Tel: 01664 560181

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

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


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