Unit 3 Wymeswold Industrial Park, Burton-On-The-Wolds, Loughborough, LE12 5TY

TO LET - £7,500 Per annum Approx. 485 Sq. Ft

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Unit 3 Wymeswold Industrial Park
Burton-On-The-Wolds
Loughborough
LE12 5TY

Self contained workshop unit of 485 Sq. Ft located on Wymeswold Industrial Estate, a secure and fully managed site, situated midway between Loughborough, Leicester, Nottingham and Melton Mowbray offering easy access to both the A46 (approx. 3 miles) and the A60 (approx. 3 miles)

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DESCRIPTION

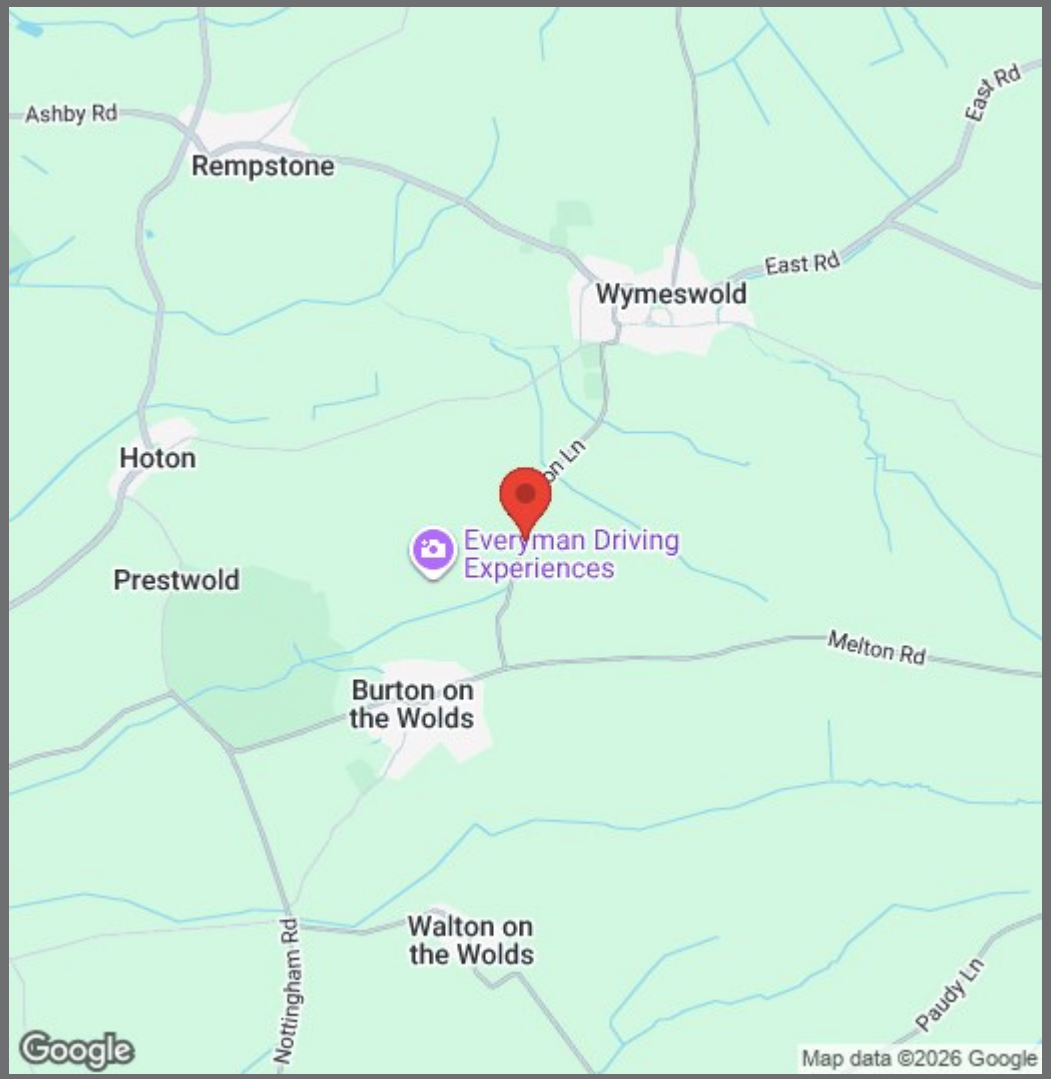
Unit 3

- Rent £7,500 per annum + VAT

- GIA: 485 Sq. Ft

- Use Class E, B2 and B8 of the Town and Country Planning (use Classes) (Amendments) (England) Regulations 2020

The property comprises an end terrace modern industrial unit of brick and block construction under a pitched roof. Access is via a roller shutter loading door and personnel door. The property is a clear span workshop with concrete floor and toliet block with an eaves height of 3.5m. There is dedicated car parking.



GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel-(01664) 560181 Option 5 Commercial

TERMS : Full repairing and insuring lease for a term to be agreed

SERVICES: Electricity (3 Phase) and water are connected, drainage is to a private system

SERVICE CHARGE: Maintenance and Security Service charge payable for the Industrial Park - details can be provided to interested parties

RATEABLE VALUE: £4,250

VAT: VAT is payable on the rent

EPC: Rating TBC

POSSESSION: The property is available from 1 October 2026 and upon completion of legal formalities

- SELF CONTAINED WORKSHOP UNIT TO LET
- APPROX. 485 SQ. FT
- £7,500 PER ANNUM EXCLUSIVE
- SUITABLE FOR LIGHT AND GENERAL INDUSTRIAL USES
- THRIVING INDUSTRIAL ESTATE
- STRATEGIC LOCATION CLOSE TO THE A46
- NEW LEASE

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

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Tel: 01664 560181 Option 5 Commercial

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