



**Secure Compound Wymeswold Industrial Park, Burton on the Wolds,  
Loughborough, Leicestershire, LE12 5TY**

**TO LET £20,000 per annum Approx. 9,758 Sq. Ft**

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

**Secure Compound Wymeswold  
Industrial Park  
Burton on the Wolds  
Loughborough  
Leicestershire  
LE12 5TY**

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A well-presented and secure open storage compound / hardstanding site situated within the established Wymeswold Industrial Park, which 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 several newly built modern industrial units, fully refurbished former hangers and workshop buildings.





The site extends to approximately 9,758 sq. ft (906.52 sq. m) and is fully enclosed by secure palisade fencing, benefiting from a 10-metre-wide gated entrance, providing excellent access for a range of commercial vehicle movements and external storage uses.

The compound offers a clean, level hardstanding area suitable for vehicle storage, fleet parking, plant storage, container storage, and general open storage purposes, subject to the landlord's approval.

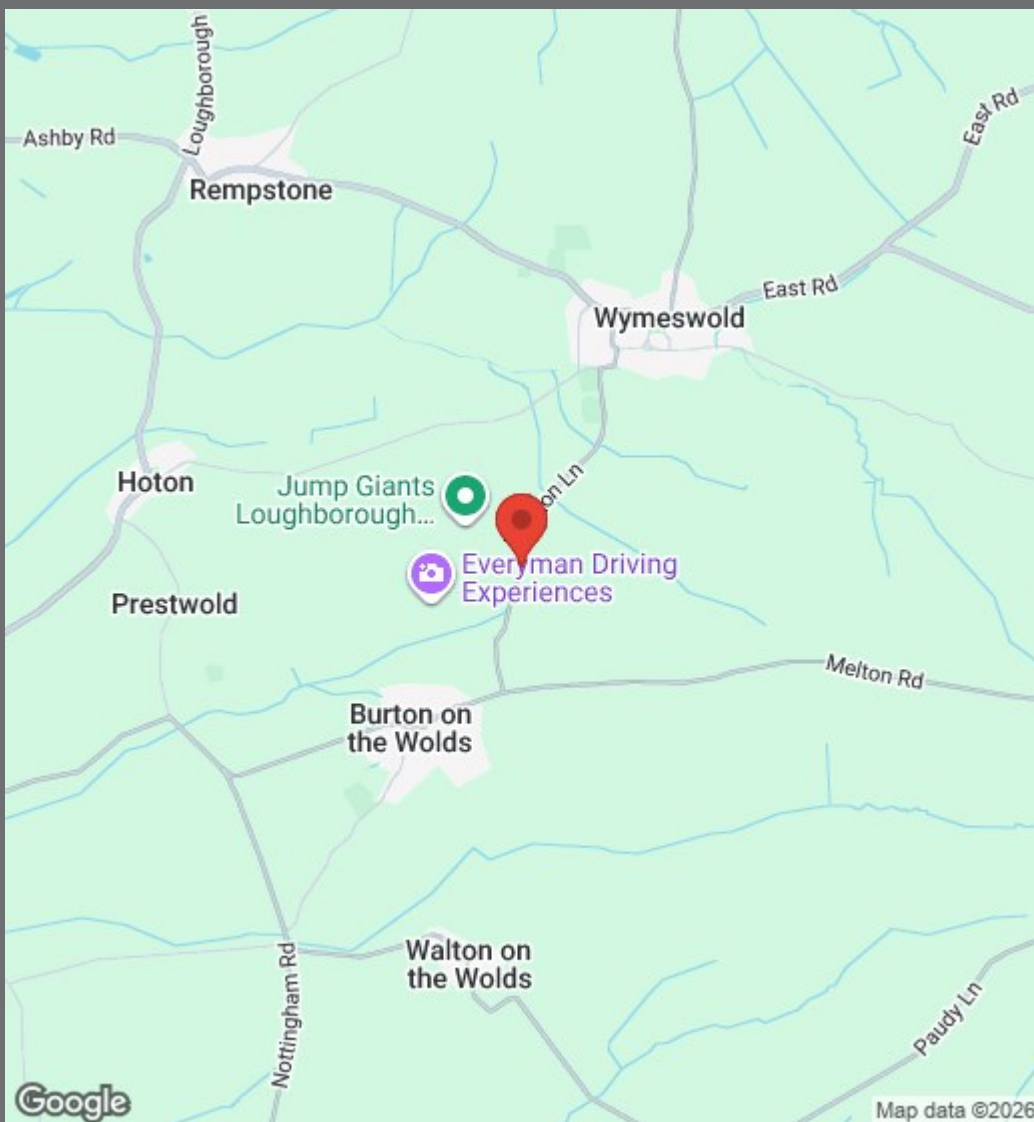
Vehicle storage uses are welcomed.

Please note that the site is offered for clean usage only. No vehicle mechanics, repairs, servicing, or maintenance operations are permitted on site.

The property is available on a Full Repairing and Insuring (FRI) lease, with the term to be agreed.

#### Key Features

- Secure commercial compound / hardstanding
- Approx. 9,758 sq. ft (906.52 sq. m)
- 10m wide gated entrance
- Fully enclosed with palisade fencing
- Suitable for vehicle storage and external storage
- Established industrial park location
- Clean uses only
- No mechanics / maintenance uses
- Flexible lease term available
- Rent: £20,000 per annum + VAT



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

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**Tel: 01664 560181 Option 5 Commercial**

#### GENERAL INFORMATION

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

**TERMS:** The property is available to let on an FRI lease, for a term to be agreed, at a rent of £20,000 per annum exclusive, plus VAT.

**SERVICE CHARGE:** There is a service charge payable in respect of the upkeep and maintenance of the Industrial Park and site security. Details can be provided to interested parties

**VAT:** VAT will be payable on rents

**SERVICES:** The compound do not benefit from services

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

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

- Secure Open Storage Compound
- Excellent location within easy access to A46, A60 and M1
- Approx. 9,758 Sq.ft
- £20,000 per annum exclusive
- Fully enclosed with palisade fencing
- 10m wide gated entrance
- Flexible lease terms available

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