



**Unit 41 A&B Wymeswold Industrial Park, Burton  
on the Wolds, Loughborough, Leicestershire,  
To Let £19,500 per annum Approx. 2,083 Sq. Ft**

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

**Unit 41 A&B Wymeswold  
Industrial Park  
Burton on the Wolds  
Loughborough  
Leicestershire  
LE12 5TY**

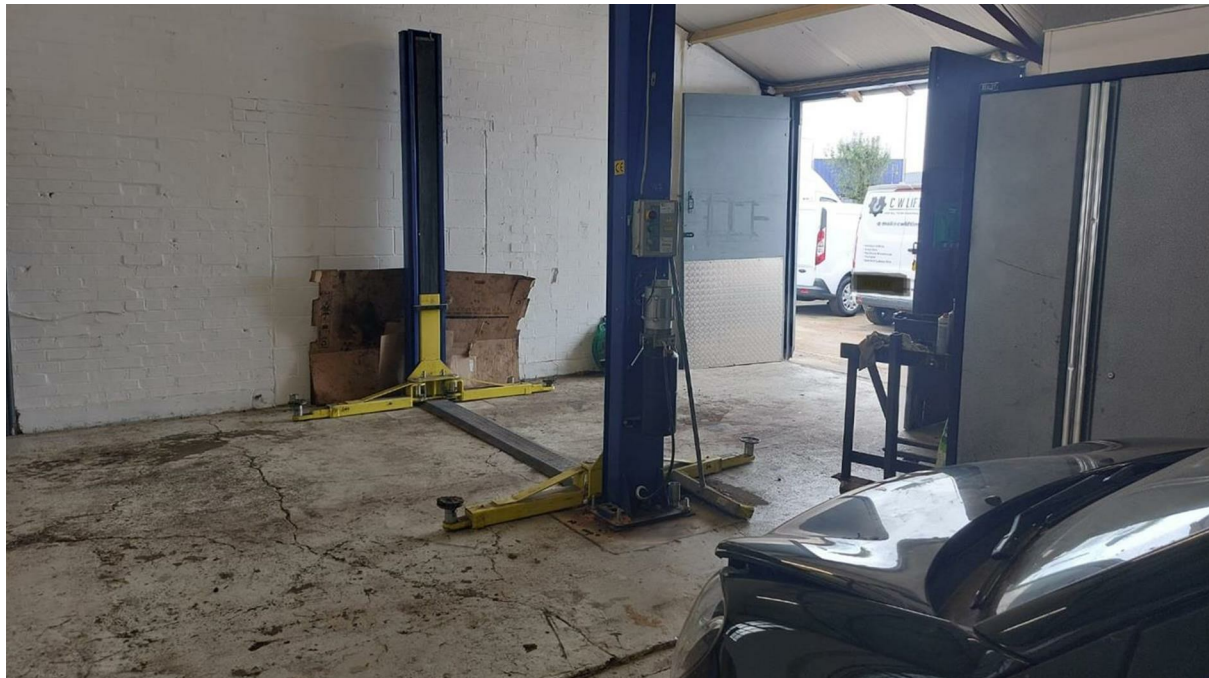
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Wymeswold Industrial Park is in an excellent location midway between Loughborough, Leicester, Nottingham and Melton Mowbray.

Situated just on the outskirts of Burton on the Wolds, Wymeswold Industrial Park is 3 miles from the A46 east and A60 west. With good connections to the M1.

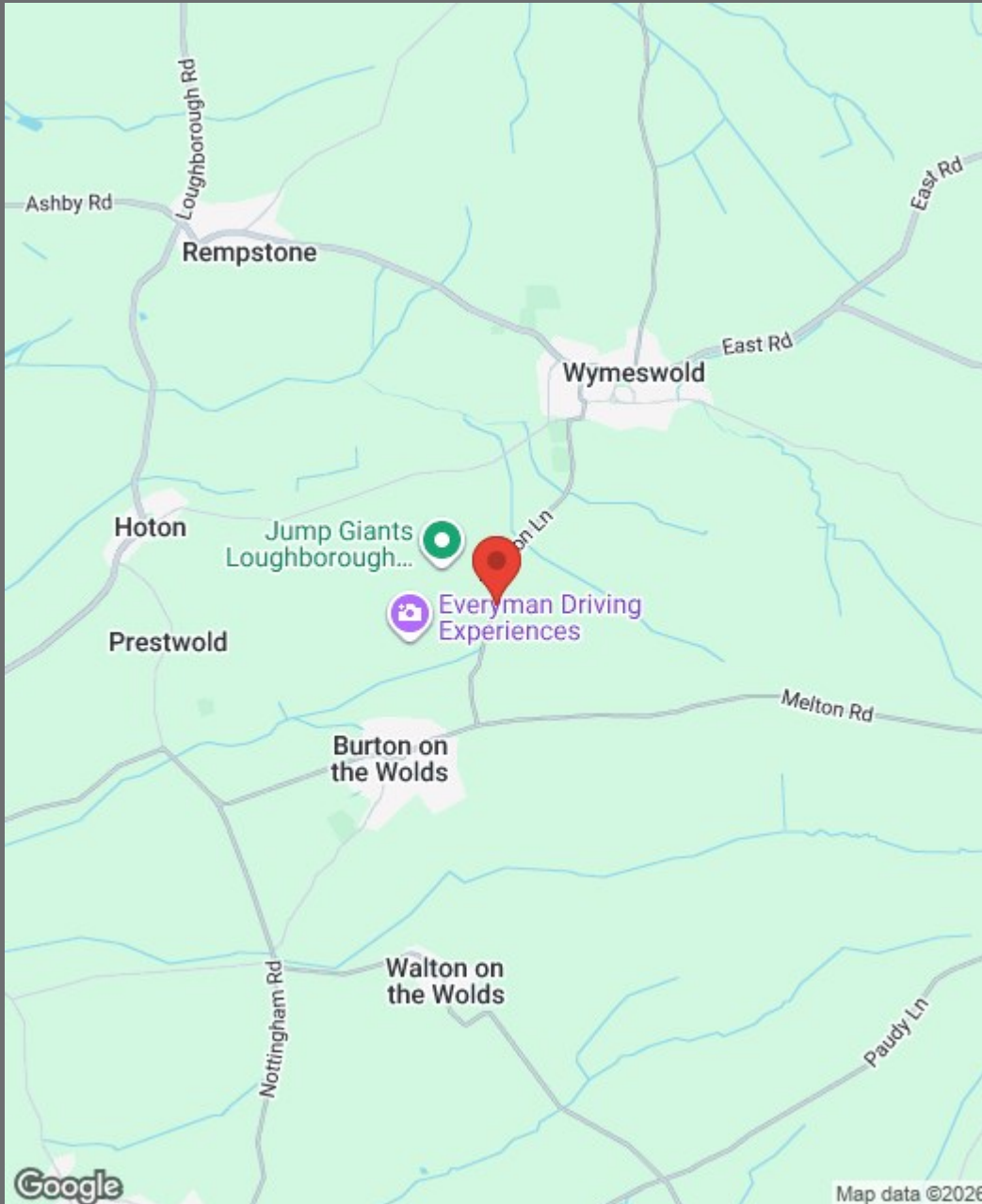
Wymeswold Industrial Park is a thriving Industrial Estate, formerly Wymeswold Aerodrome which has been upgraded with new roads and infrastructure. The site consists of a number of newly built modern industrial units, fully refurbished former hangers and workshop buildings. This property sits at the North side of the site fronted hardstanding on a corner plot with 2,083 Sq.Ft of garages, offices and storage.





## DESCRIPTION

- Rent £19,500 per annum + VAT
- GIA: 2,083 Sq.ft - To include Sales office/ x2 Storerooms-Customer W/C – Suitable for Garage Services/ MOT sector/Commercial vehicle sales and repairs. Uses also include Storage , Industrial processes
- Garage 1 area
- Garage 2 area – Access to rear secure compound and front sales area
- Front Car/Van (Hard Standing)
- Secure Rear Yard - Access from the interior of building, plus via two Roller Shutter doors
- Water, Drainage, Electric



## 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 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:** £14,750 & £14,250

**VAT:** VAT is payable on the rent

**EPC:** Rating C Valid until June 2033

- Industrial Unit
- Excellent location within easy access to A46, A60 and M1
- External Yard and parking
- GIA 2,083 Sq.ft
- £19,500 per annum
- Suitable for B1/B2 and B8 uses
- Secure and Fully managed site
- Mains Electricity and Water connected
- EPC - Rating of C-62 Valid until June 2033



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

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