



01509 233433

Land at Hawker Park Business Park
Melton Road
Burton on the Wolds
LE12 5TH

TO LET
£600 pcm



Open Storage Land

406 sq m (4,367 sq ft)

Land at Hawker Park Business Centre, Melton Road, Burton on the Wolds, LE12 5TH

LOCATION

Hawker Business Park is well-located in an attractive open-countryside setting to the east of Burton on the Wolds approximately 3 miles distance to the A46 Leicester-Newark dual-carriageway and 4 miles to the west of Loughborough. The site has good road links with Junction 23 of the M1 motorway being 8 miles to the west, is approximately 13 miles to the south of Nottingham, 10 miles to the west of Melton Mowbray and 15 miles to the north of Leicester City Centre.

In addition, the site is within 15 miles of the A46 junction with the A52 and within 22 miles of the A1.

DESCRIPTION

The land comprises a mixture of hard standing and grass land suitable for a variety of open storage uses.

NB: It is expected that the ingoing Tenant will provide suitable fencing if required for their use.

SITE OVERVIEW

The site is highly secure, fenced and has CCTV.

ACCOMMODATION

Total Area (approx) 406 sq m (4,637 sq ft)

TENURE

The land is available on a new flexible lease on terms to be agreed.

RENT

£600 (six hundred pounds) per calendar month exclusive.

VAT

VAT will be charged on the rent.

SERVICE CHARGE

There is a site-wide service charge which covers landscaping, security and drainage. The estimate for this is circa 50p per sq ft and is calculated on a site acreage basis.

BUSINESS RATES

Local Authority:	Charnwood Borough Council
Period:	2021/2022
Rateable Value:	TBC

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

PLANNING

We understand the land has authorised planning consent under Classes B8 of the Town and Country Planning (Use Classes) Order 1987.



3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Website: www.matherjamie.co.uk

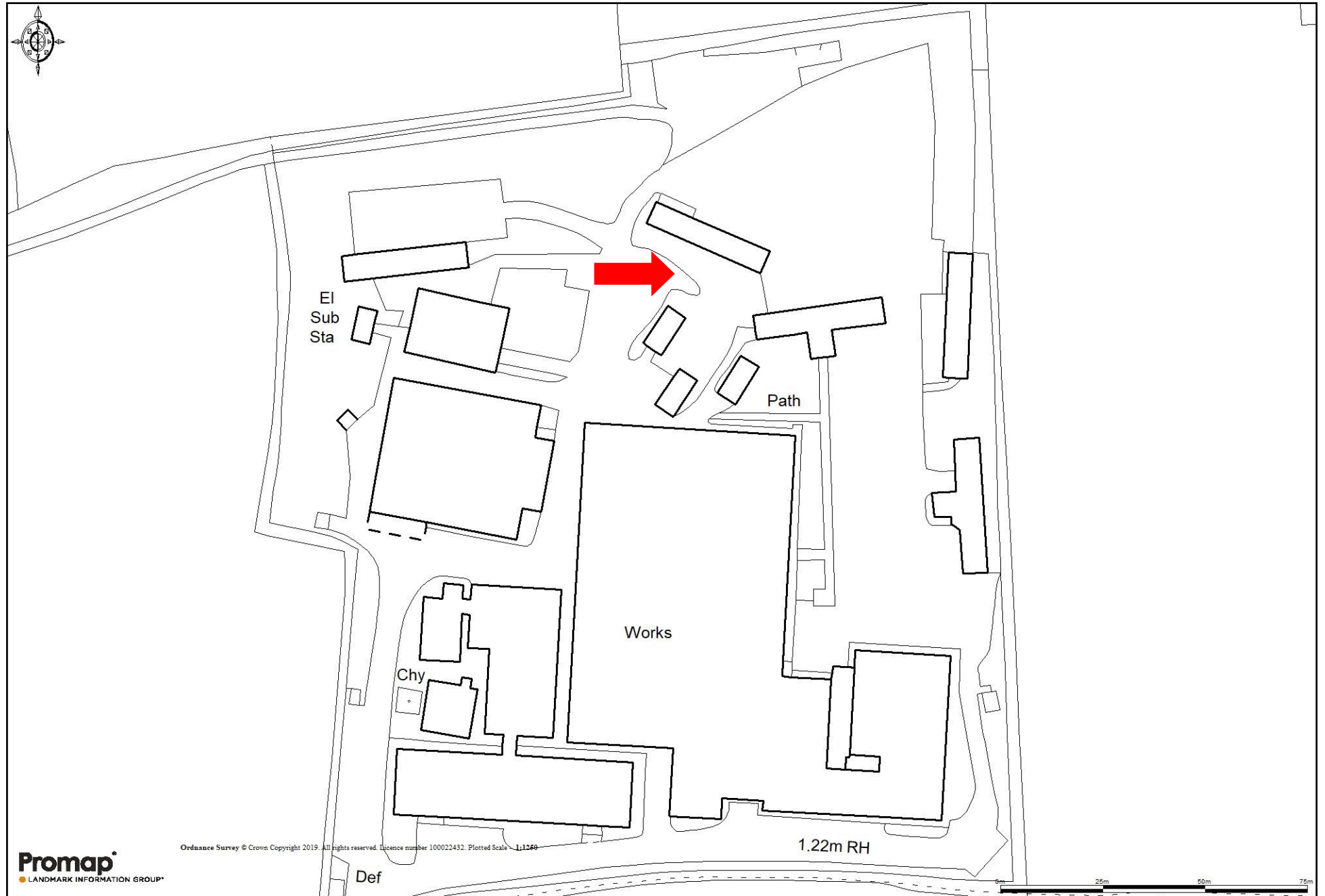
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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations