

**MATHER
JAMIE**

01509 233433

**Buildings 3 & 3a Hawker Business Park
Melton Road
Burton on the Wolds
LE12 5TH**

**TO LET
£70,000 pax**



Industrial / Warehouse Unit

1,228.09 sq m (13,219 sq ft)

Units 3 & 3a Hawker Business Park, Melton Road, Burton on the Wolds, LE12 5TH

DESCRIPTION

Buildings 3 & 3a provide a pair of warehouse industrial premises beneath pitched light steel truss roof incorporating 10% translucent light panels with internal clearance to underside of light steel truss of approximately 4.75 metres.

Building 3 has solid concrete flooring and powered loading doors to the side and end elevation with glazing to the side elevations and integral two-storey offices. The offices benefit from suspended ceilings in part with Category II inset lighting.

Building 3a is an open-plan warehouse with solid concrete flooring and new powered roller shutter loading access door to the end elevation.

Externally there are 6 dedicated car parking spaces.



ACCOMMODATION

Building 3

Ground Floor

Warehouse & Offices 667.95 sq m (7,190 sq ft)

First Floor

Office 61.05 sq m (657 sq ft)

Total 729 sq m (7,847 sq ft)

Building 3a 499.09 sq m (5,372 sq ft)

Total 1,228.09 sq m (13,219 sq ft)



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TENURE

The property is available for lease terms to be agreed on a full repairing and insuring lease.

RENT

£70,000 (seventy thousand pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

BUSINESS RATES

Local Authority: Charnwood
Period: 2024/2025
Rateable Value: £33,750

LEGAL COSTS

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

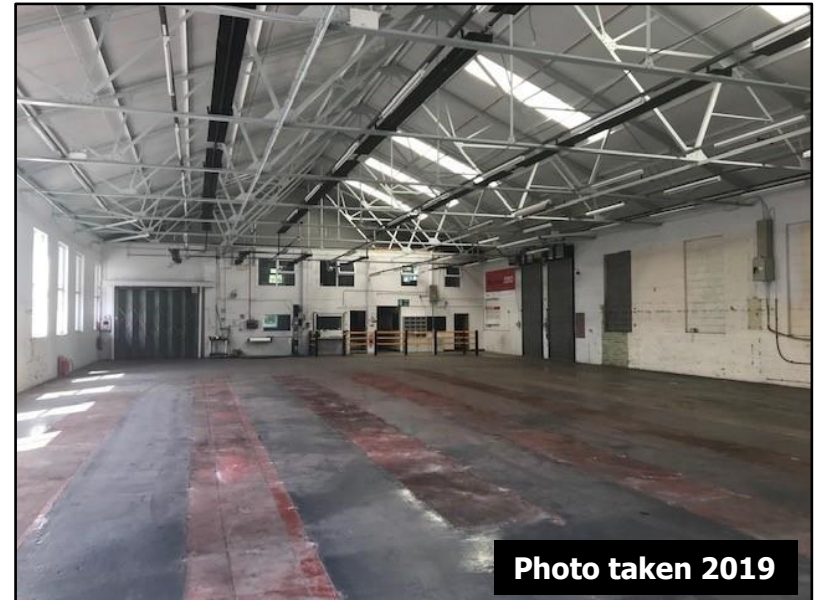


Photo taken 2019

SERVICE CHARGE

There is a site-wide service charge which covers landscaping, bin collections, Securitas monitoring, fire alarm servicing and call-outs and road repairs. The estimate for this is circa 62p per sq ft and is calculated on a site acreage basis.

SERVICES

Mains electric is provided by sub-metered supply to individual units with mains water and drainage. There is no gas available on site, although Calor gas may be available by separate negotiation.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of 55 within Band C. The EPC is valid until 10 July 2034.

PLANNING

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

Interested parties are advised to make their own enquiries of the local planning authority.

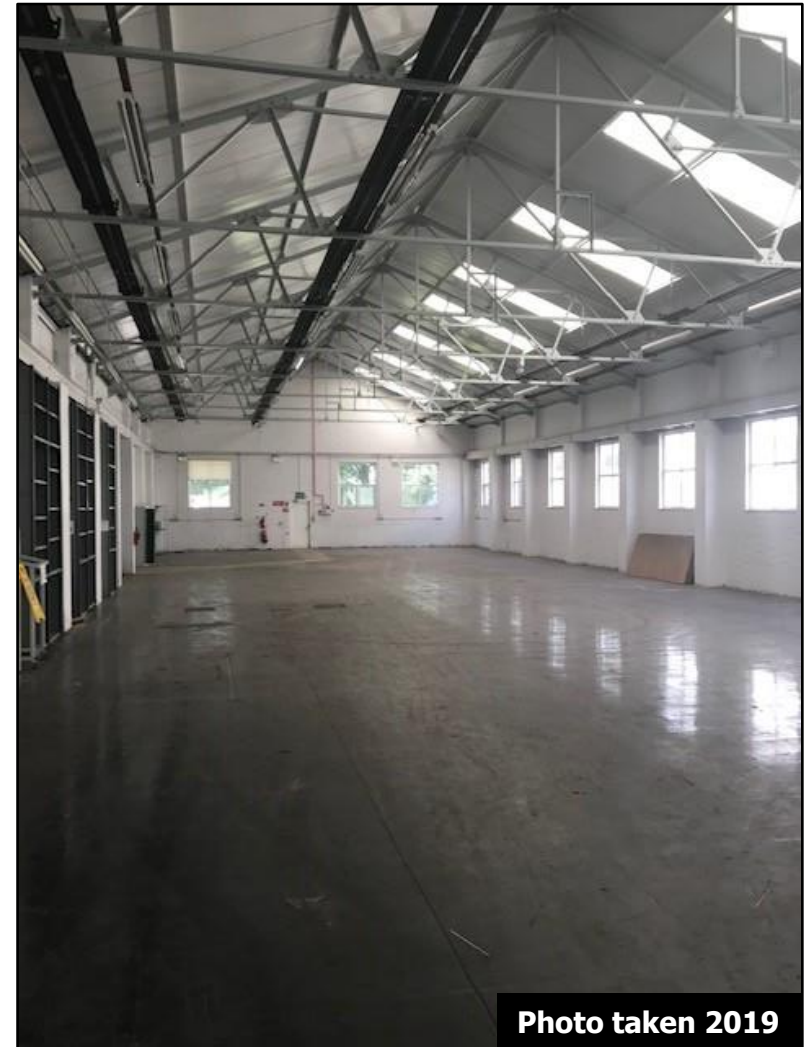


Photo taken 2019

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LOCATION

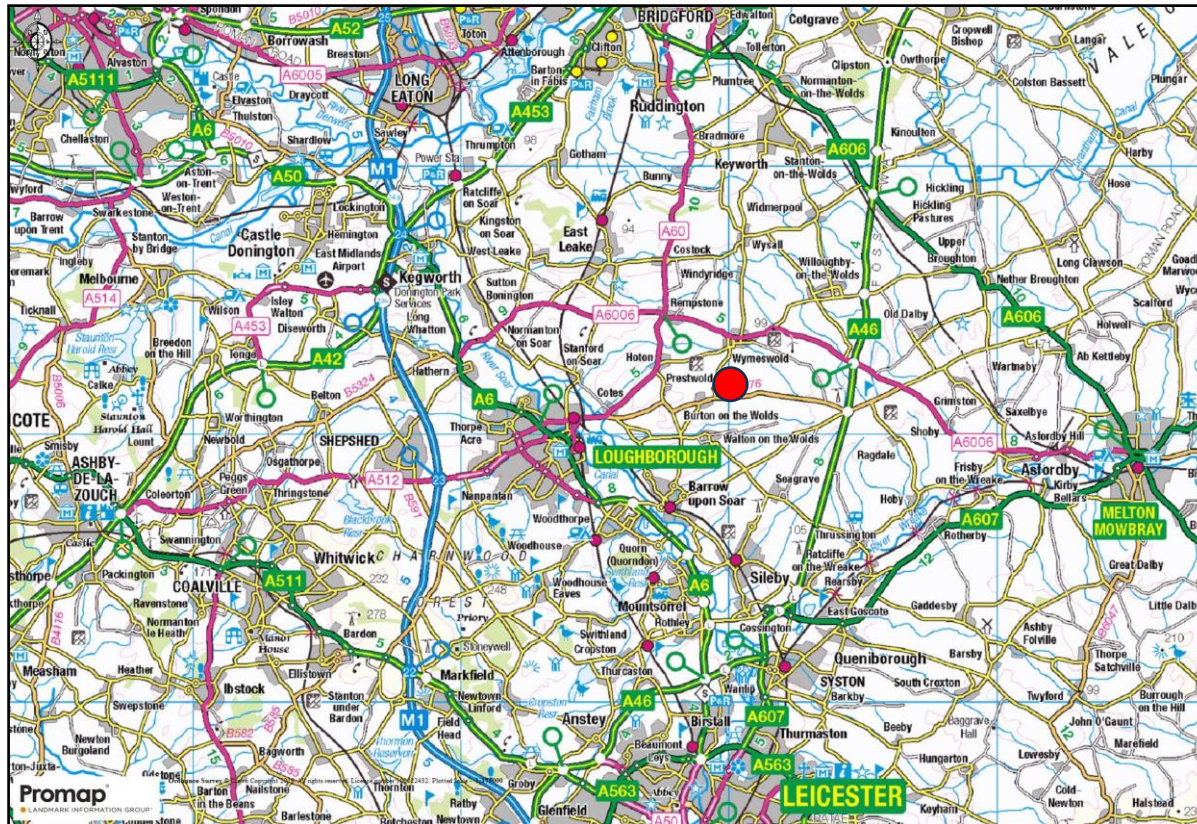
Hawker Business Park is well-located in an attractive open-countryside setting to the east of Burton on the Wolds approximately 3 miles distance to the A46 Leicester-Newark dual-carriageway and 4 miles to the west of Loughborough. The site has good road links with Junction 23 of the M1 motorway being 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.



what3words:

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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:

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

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

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

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

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