



**Unit 9 Wymeswold Business Quarter
Burton Lane
Burton on the Wolds
LE12 5BS**

**TO LET
£17,100 pax**



New Build Industrial Unit

176 sq m (1,900 sq ft)

Unit 9 Wymeswold Business Quarter, Burton Lane, Burton on the Wolds, Leics, LE12 5BS

LOCATION

Wymeswold Business Quarter is a new industrial development adjoining the existing Wymeswold Industrial Estate fronting Burton Lane to the north of Burton on the Wolds south of Wymeswold.

The location is superbly positioned approximately 3½ miles to the east of Loughborough and 3½ miles to the west of the A46 Leicester-Newark link road.

The wider road links allow access to Junction 23 of the M1 motorway within 8 miles and Junction 24 of the M1 within 11 miles. Likewise, the property is just 13 miles south of Nottingham and north of Leicester.

The property's location is shown on the plan within these particulars.



DESCRIPTION

Purpose-built new build industrial unit developed to a high specification, benefiting from:

- Internal clearance to eaves of 6 meters
- Glazed entrance door
- Roller shutter access

- Solid concrete floor
- Dedicated parking
- Interior will benefit from an office, kitchenette and disabled WC

ACCOMMODATION

Total GIA 176 sq m 1,900 sq ft

RENT

£17,100 (seventeen thousand one hundred pounds) per annum exclusive.

VAT

VAT will be charged on the rent.

TENURE

The property is available on a new lease for terms to be agreed.

SERVICE CHARGE

A site wide service charge will be chargeable on the estate.

BUSINESS RATES

Local Authority: Charnwood
Period: 2022/2023
Rateable Value: TBC

LEGAL COSTS

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

EPC

There is currently no Energy Performance Certificate for the property however once constructed an EPC rating assessment will be requested.

TIMING

It is expected that the unit will be available Q4 2022.

PLANNING

We understand the premises have authorised planning consent under Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. Planning reference no: P/20/1515/2.

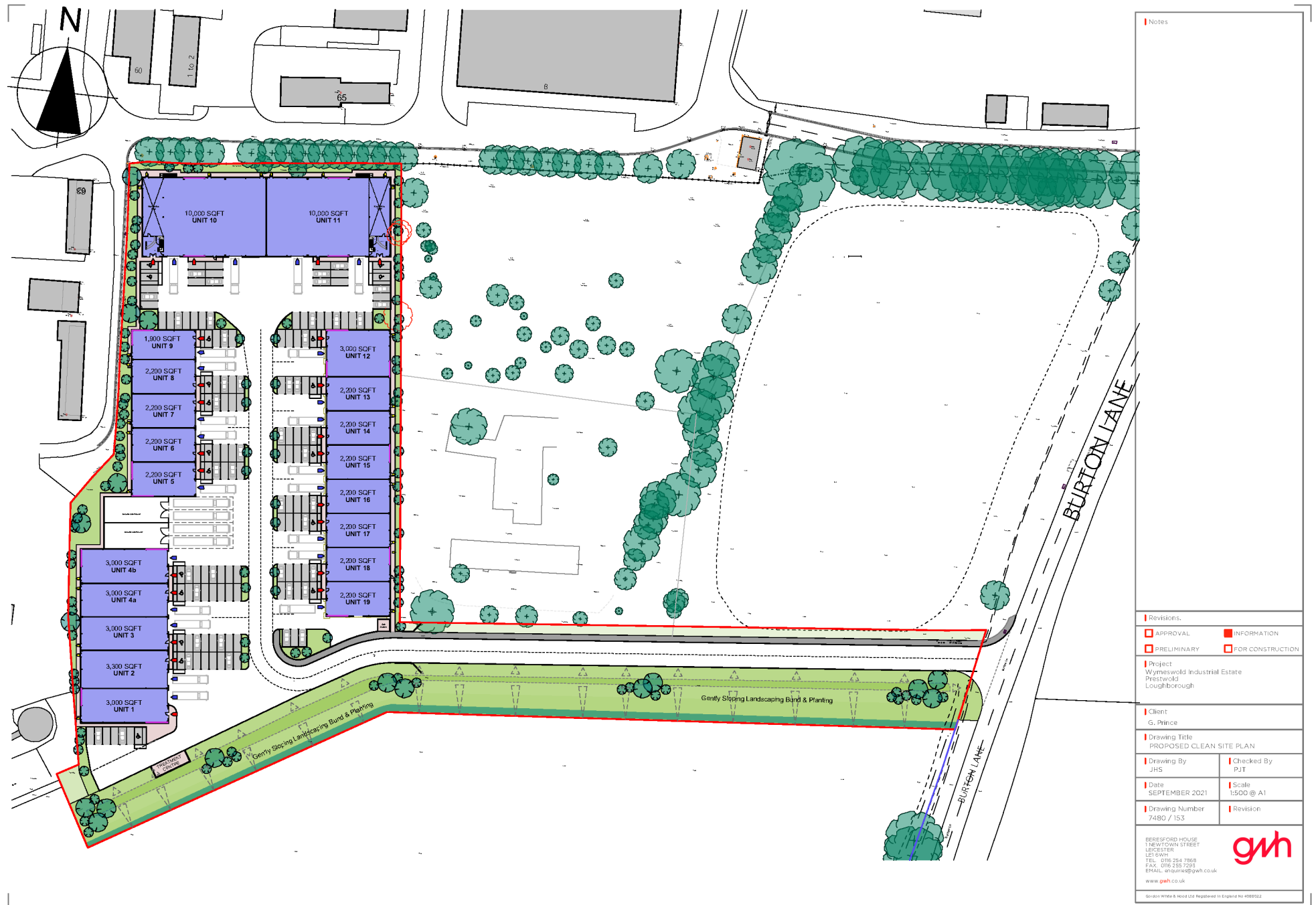
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Notes

Revisions.	
APPROVAL	INFORMATION
PRELIMINARY	FOR CONSTRUCTION
Project Wymeswold Industrial Estate Prestwold Loughborough	
Client G. Prince	
Drawing Title PROPOSED CLEAN SITE PLAN	
Drawing By JHS	Checked By PJT
Date SEPTEMBER 2021	Scale 1:500 @ A1
Drawing Number 7480 / 153	Revision
BERESFORD HOUSE 1 NEWTOWN STREET LEICESTER TEL: 0116 254 7868 FAX: 0116 255 7293 EMAIL: enquiries@gwh.co.uk www.gwh.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