

**MATHER
JAMIE**

01509 233433

**Unit 8 Wymeswold Business Quarter
Burton Lane
Burton on the Wolds
LE12 5BS**

**TO LET
£19,800 pax**



New Build Industrial Unit

204 sq m (2,200 sq ft)

Unit 8 Wymeswold Business Quarter, Burton Lane, Burton on the Wolds, Leics, LE12 5BS

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	204 sq m	(2,200 sq ft)
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TENURE

The property is available by way of a new lease on terms to be agreed.

RENT

£19,800 (nineteen thousand eight hundred pounds) per annum exclusive.

VAT

VAT will be charged on the rent.



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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.

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BUSINESS RATES

Local Authority: Charnwood
Period: 2023/2024
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.

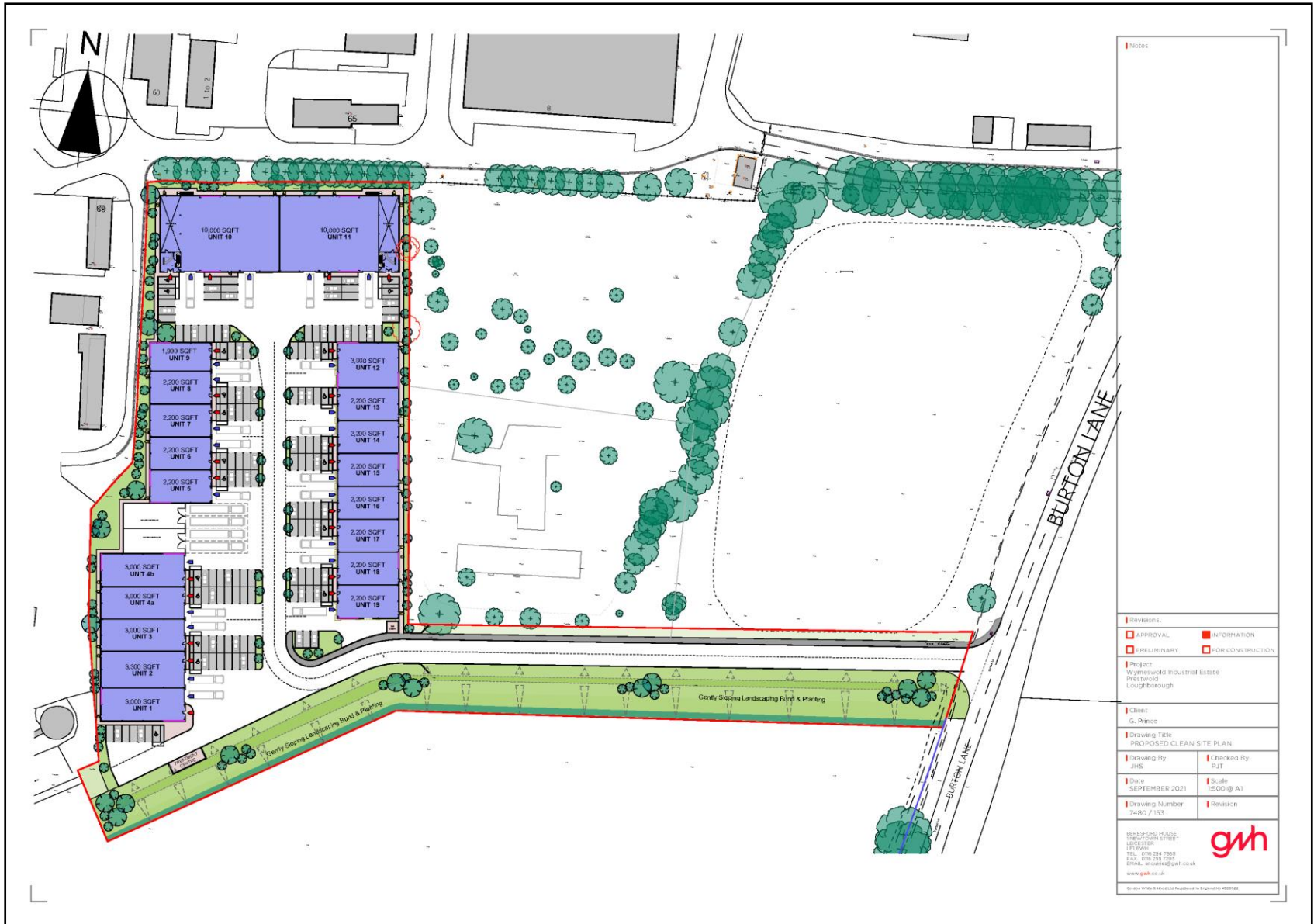
PLANNING

We understand the premises have authorised planning consent under Classes E, B2 & 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.



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WYMESWOLD INDUSTRIAL ESTATE



WYMESWOLD INDUSTRIAL ESTATE IS WELL LOCATED AND EASILY ACCESSED.
10 MINUTES FROM THE A46
20 MINUTES FROM THE M1

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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