



01509 233433

Phase II
Wymeswold Business Quarter
Wymeswold Lane
Burton on the Wolds
LE12 5BS

FOR SALE / TO LET

Image from a completed unit on Phase I



New Build Industrial Units

204 sq m – 511 sq m
(2,200 sq ft – 5,000 sq ft)

DESCRIPTION

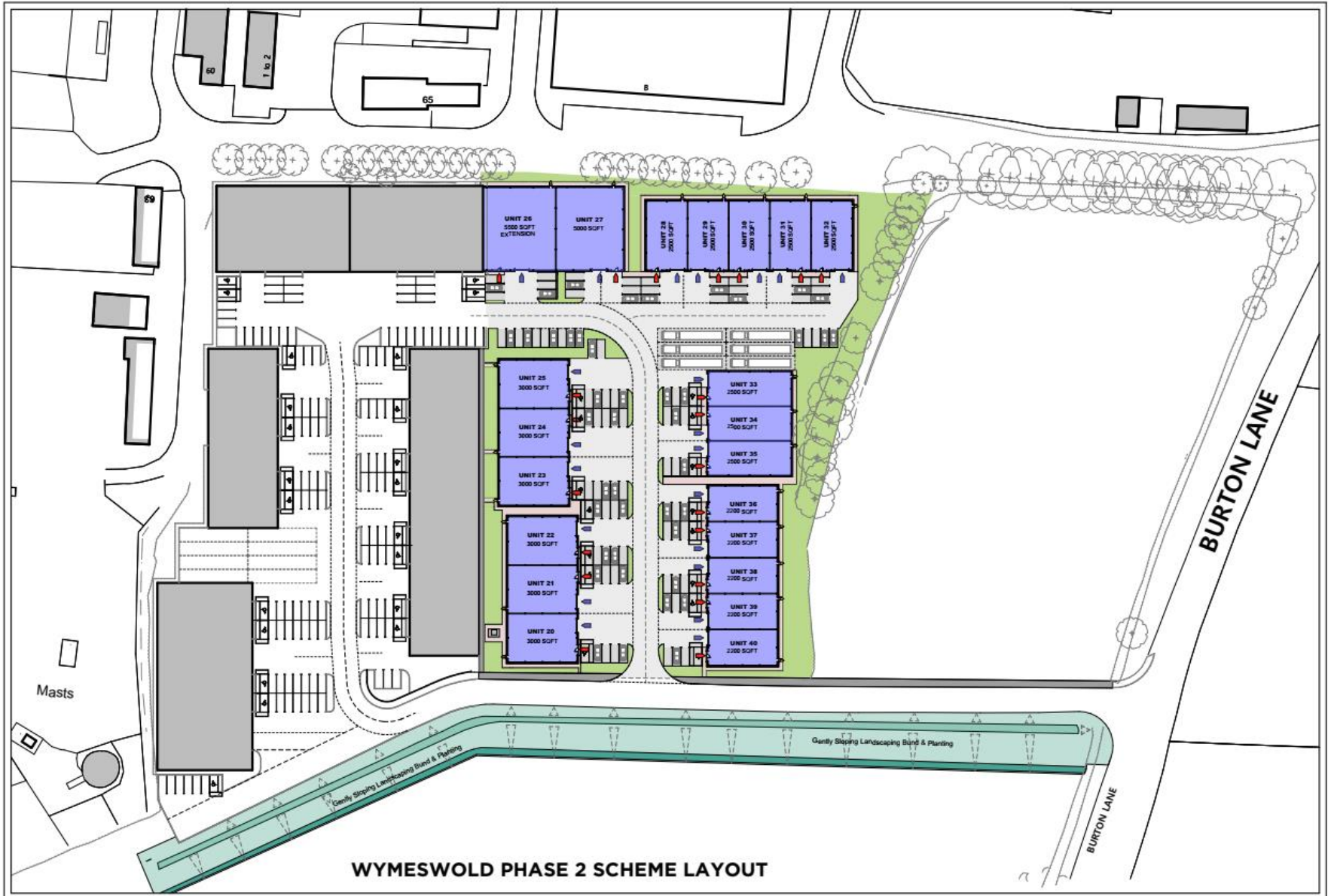
Purpose-built new build industrial units to be developed to a high specification, each unit benefiting from:

- Internal clearance to eaves of 6 meters
- Glazed entrance door
- Roller shutter access
- Solid concrete floor
- Dedicated parking

NB: Office fit-out by separate negotiation, images shown are for indicative purposes only.

Unit 20	279 sq m	3,000 sq ft	5 car spaces
Unit 21	279 sq m	3,000 sq ft	5 car spaces
Unit 22	279 sq m	3,000 sq ft	5 car spaces
Unit 23	279 sq m	3,000 sq ft	6 car spaces
Unit 24	279 sq m	3,000 sq ft	6 car spaces
Unit 25	279 sq m	3,000 sq ft	8 car spaces
Unit 26	511 sq m	5,500 sq ft	11 car spaces
Unit 27	465 sq m	5,000 sq ft	11 car spaces
Unit 28	232 sq m	2,500 sq ft	4 car spaces
Unit 29	232 sq m	2,500 sq ft	4 car spaces
Unit 30	232 sq m	2,500 sq ft	4 car spaces
Unit 31	232 sq m	2,500 sq ft	4 car spaces
Unit 32	232 sq m	2,500 sq ft	4 car spaces
Unit 33	232 sq m	2,500 sq ft	4 car spaces
Unit 34	232 sq m	2,500 sq ft	4 car spaces
Unit 35	232 sq m	2,500 sq ft	4 car spaces
Unit 36	204 sq m	2,200 sq ft	4 car spaces
Unit 37	204 sq m	2,200 sq ft	4 car spaces
Unit 38	204 sq m	2,200 sq ft	4 car spaces
Unit 39	204 sq m	2,200 sq ft	4 car spaces
Unit 40	204 sq m	2,200 sq ft	4 car spaces

Phase II Wymeswold Business Quarter, Wymeswold Lane, Burton on the Wolds, LE12 5BS



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Images shown are from a completed unit on Phase I, which included the office fit-out.

Office fit-out is not provided as part of the base specification but can be provided at an additional cost.



PRICE

£185 per sq ft.

RENT

Price on application.

VAT

VAT will be charged on the sale price / rent.

TENURE

Each unit is available freehold or leasehold (terms to be agreed).

SERVICE CHARGE

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

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.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

There are currently no Energy Performance Certificates for the properties however once constructed an EPC rating assessment will be requested.

TIMING

It is expected that the units will be available circa Q3 2025.

LOCATION

Phase II at Wymeswold Business Quarter is a new industrial development adjoining the existing successful 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.



what3words:

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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/22/1728/2.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

WYMESWOLD BUSINESS QUARTER | PRESTWOLD



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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