MATHER JAMIE

01509 233433

Unit 14 Wymeswold Business Quarter
Wymeswold Lane
Burton on the Wolds
LE12 5BS

FOR SALE / TO LET

£385,000 / £22,000 pax

Industrial Unit

204 sq m (2,200 sq ft)

Unit 14 Wymeswold Business Quarter, Wymeswold Lane, Burton on the Wolds, LE12 5BS

DESCRIPTION

The property provides a purpose-built, recently constructed 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
- Office, kitchenette and disabled WC

ACCOMMODATION

Total GIA	204 sq m	(2,200 sq ft)

TENURE

The property is available freehold with vacant possession or leasehold by way of a new lease on terms to be agreed.

SALE PRICE

£385,000 (three hundred and eighty-five thousand pounds).

RENT

£22,000 (twenty-two thousand pounds) per annum exclusive.

VAT

VAT will be charged on the sale price / rent.

SERVICE CHARGE

A site wide service charge is chargeable on the estate. Details can be provided upon request.

BUSINESS RATES

Local Authority: Charnwood
Period: From 1 April 2026
Rateable Value: £16,750

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 26 within Band B. The EPC is valid until 22 March 2033.

PLANNING

We understand the premises have established use under Classes B1 / 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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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.

what3words:
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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).

OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.

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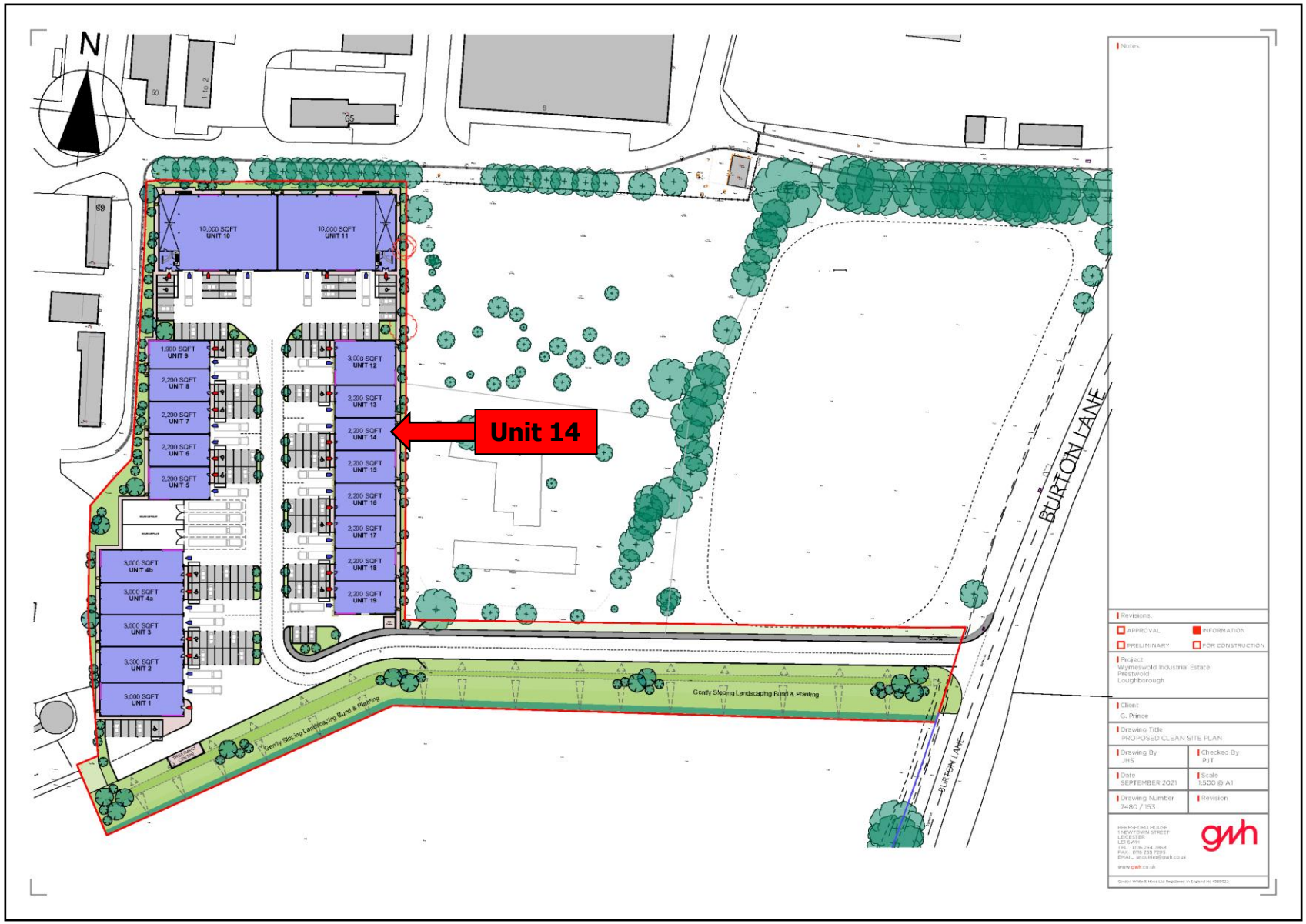
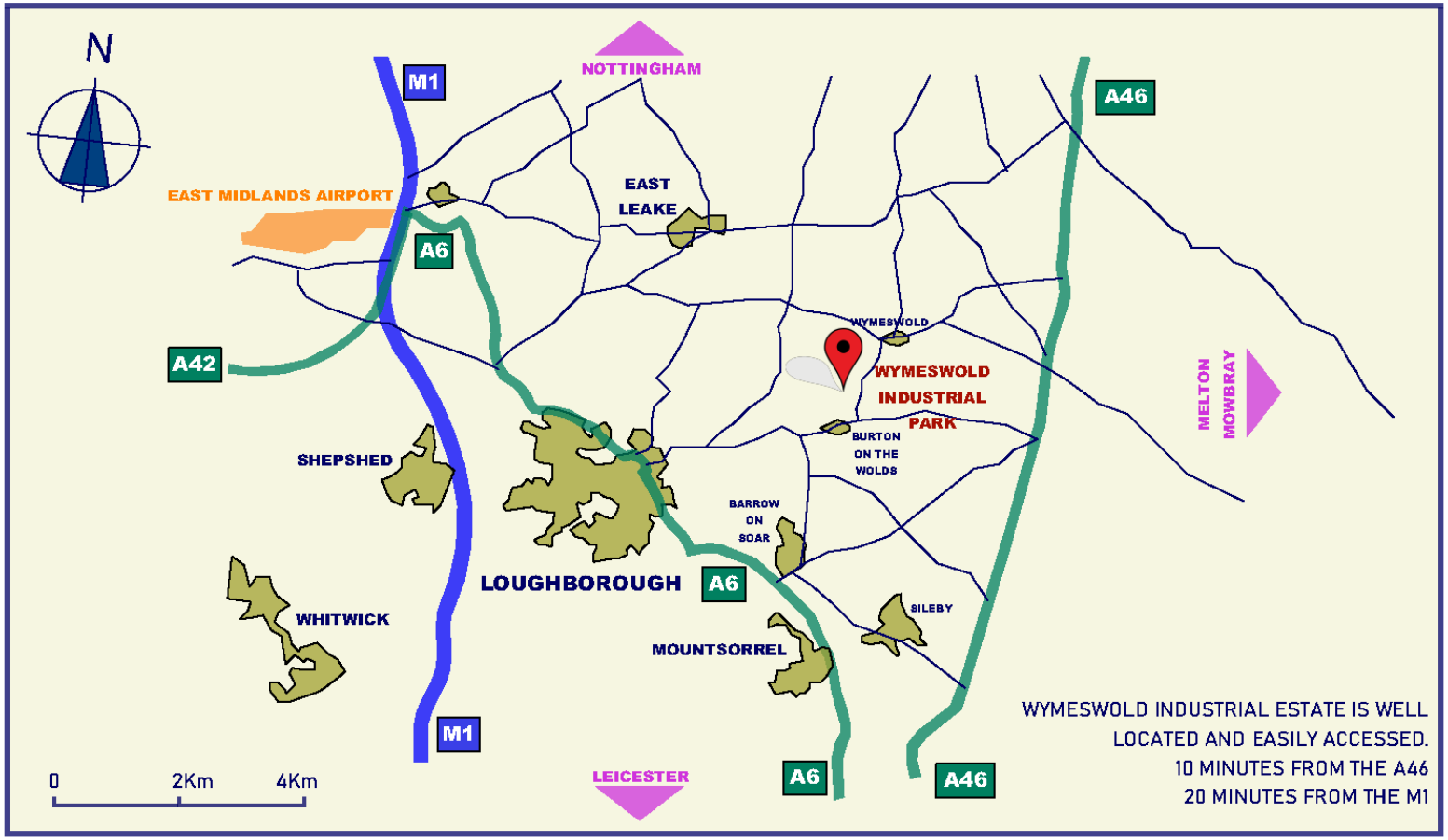


WYMESWOLD INDUSTRIAL ESTATE



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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