



**Yards 2B & 6  
Hawker Business Park  
Melton Road  
Burton on the Wolds LE12 5TH**

**TO LET**  
**From £9,105 pax**



**Storage Land/Yard Areas**

**376 sq m - 473 sq m  
(4,047 sq ft - 5,091 sq ft)**



# Yards 2A & 6 Hawker Business Park, Melton Road, Burton on the Wolds, LE12 5TH

## DESCRIPTION

The land comprises secure fenced and gated yards with a hard standing surface and lighting which is suitable for a variety of open storage uses.

## SITE OVERVIEW

The Hawker Business Park site is highly secure and fenced.

## ACCOMMODATION

Yard 6	376 sq m	(4,047 sq ft)
Yard 2B	473 sq m	(5,091 sq ft)

## TENURE

The yards are available on a new lease on flexible terms to be agreed.

## RENT

**Yard 6 - £9,105 (nine thousand one hundred and nine pounds)** per annum exclusive

**Yard 2B - £11,454 (eleven thousand four hundred and fifty four pounds)** per annum exclusive



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## VAT

VAT will be charged on the rent.

## BUSINESS RATES

Local Authority: Charnwood

Period: 2024/2025

Rateable Value: TBC

## LEGAL COSTS

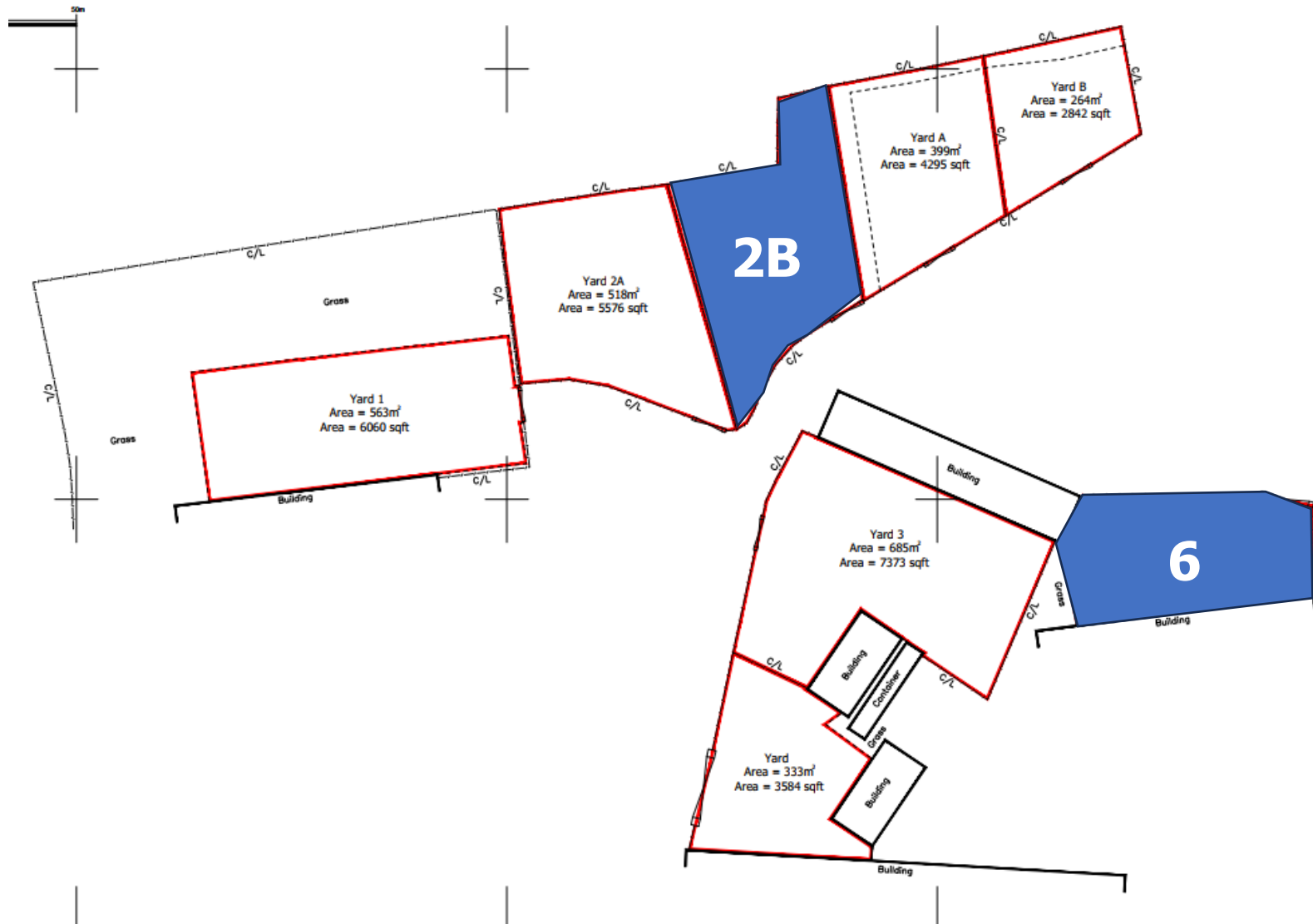
Each party will be responsible for their own legal costs incurred in the transaction.

## PLANNING

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



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## LOCATION

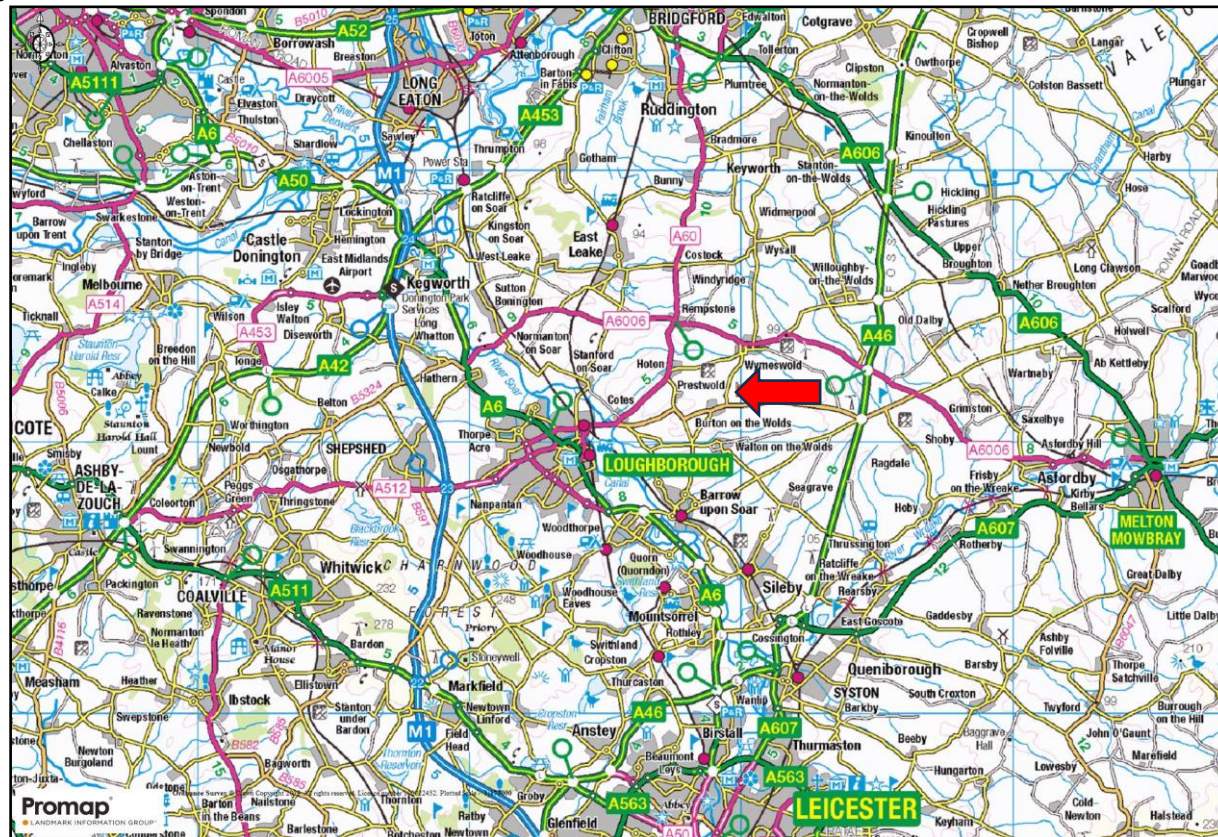
Hawker Business Park is well-located in an attractive open-countryside setting to the east of Burton on the Wolds approximately 3 miles distance to the A46 Leicester-Newark dual-carriageway and 4 miles to the west of Loughborough. The site has good road links with Junction 23 of the M1 motorway being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

///blackbird.clouding.dare



## **CONTACT:**

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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