

**MATHER  
JAMIE**  
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

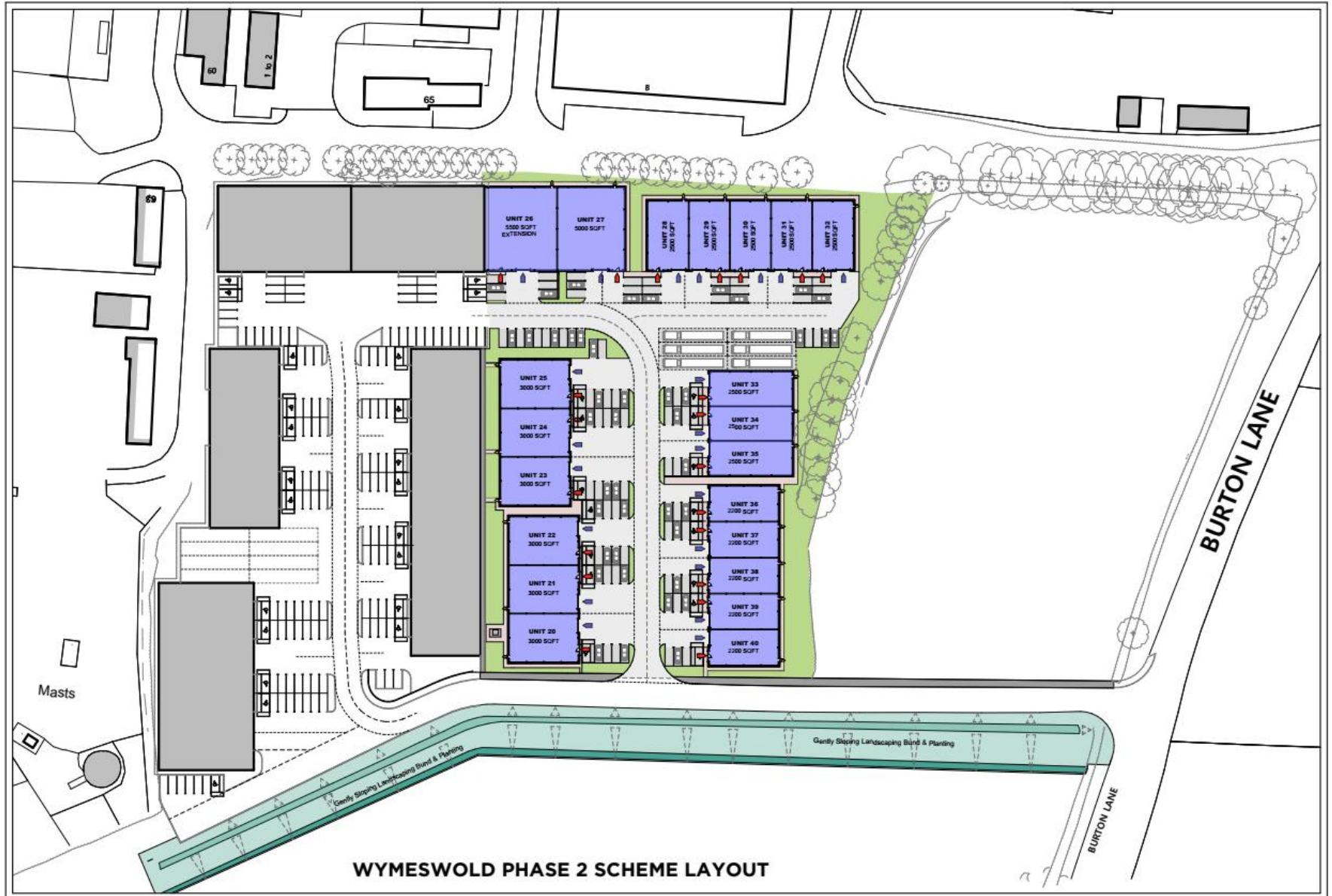
Purpose-built new build industrial units to be developed to a high specification, each unit benefiting from:

- 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	UNDER OFFER		
Unit 21	UNDER OFFER		
Unit 22	UNDER OFFER		
Unit 23	UNDER OFFER		
Unit 24	279 sq m	3,000 sq ft	6 car spaces
Unit 25	UNDER OFFER		
Unit 26	UNDER OFFER		
Unit 27	UNDER OFFER		
Unit 28	UNDER OFFER		
Unit 29	UNDER OFFER		
Unit 30	UNDER OFFER		
Unit 31	UNDER OFFER		
Unit 32	UNDER OFFER		
Unit 33	UNDER OFFER		
Unit 34	UNDER OFFER		
Unit 35	UNDER OFFER		
Unit 36	UNDER OFFER		
Unit 37	UNDER OFFER		
Unit 38	UNDER OFFER		
Unit 39	UNDER OFFER		
Unit 40	UNDER OFFER		

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





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



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: 2025/2026  
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:**

///drums.music.fuse

## 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



## **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