

**MATHER  
JAMIE**  
01509 233433

**First Floor, Building 2  
Hawker Business Park  
Melton Road  
Burton on the Wolds  
LE12 5TH**

**TO LET**  
**£25,000 pax**



**Storage Unit & Office**

**594.94 sq m (6,403) sq ft**

# Building 2 Hawker Business Park, Melton Road, Burton on the Wolds, LE12 5TH

## DESCRIPTION

Building 2 is a first floor unit within a brick built two-storey premises beneath a flat roof with a rendered front elevation. The property provides a mixture of open plan and partitioned space which can be used as storage and office accommodation, benefiting from timber flooring, suspended ceilings and inset Cat II lighting. There are shared WCs on the ground floor and two points of access to the building. The floor to ceiling height is circa 2.65m.

Externally there is plenty of car parking.

## ACCOMMODATION & RENTS

Total	594.94 sq m	(6,403 sq ft)
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## TENURE

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

## RENT

**£25,000 (twenty five thousand pounds)** per annum exclusive.

## VAT

VAT will be charged on the rent.

## SERVICE CHARGE

There is a site-wide service charge which covers landscaping, security and drainage, the cost of which is included within the rent.

## SERVICES

Mains electric is provided by sub-metered supply to individual units with mains water and drainage. There is no gas available on site, although Calor gas may be available by separate negotiation.

## BUSINESS RATES

Local Authority: Charnwood Borough Council  
Period: 2024/2025  
Rateable Value: TBC – payable by the Tenant

## SITE OVERVIEW

The site is highly secure and fenced.

## LEGAL COSTS

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

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## ENERGY PERFORMANCE CERTIFICATE (EPC)

Building 2 has an Energy Performance Asset Rating of 49 within Band B. The EPC is valid until 24 July 2033.

## PLANNING

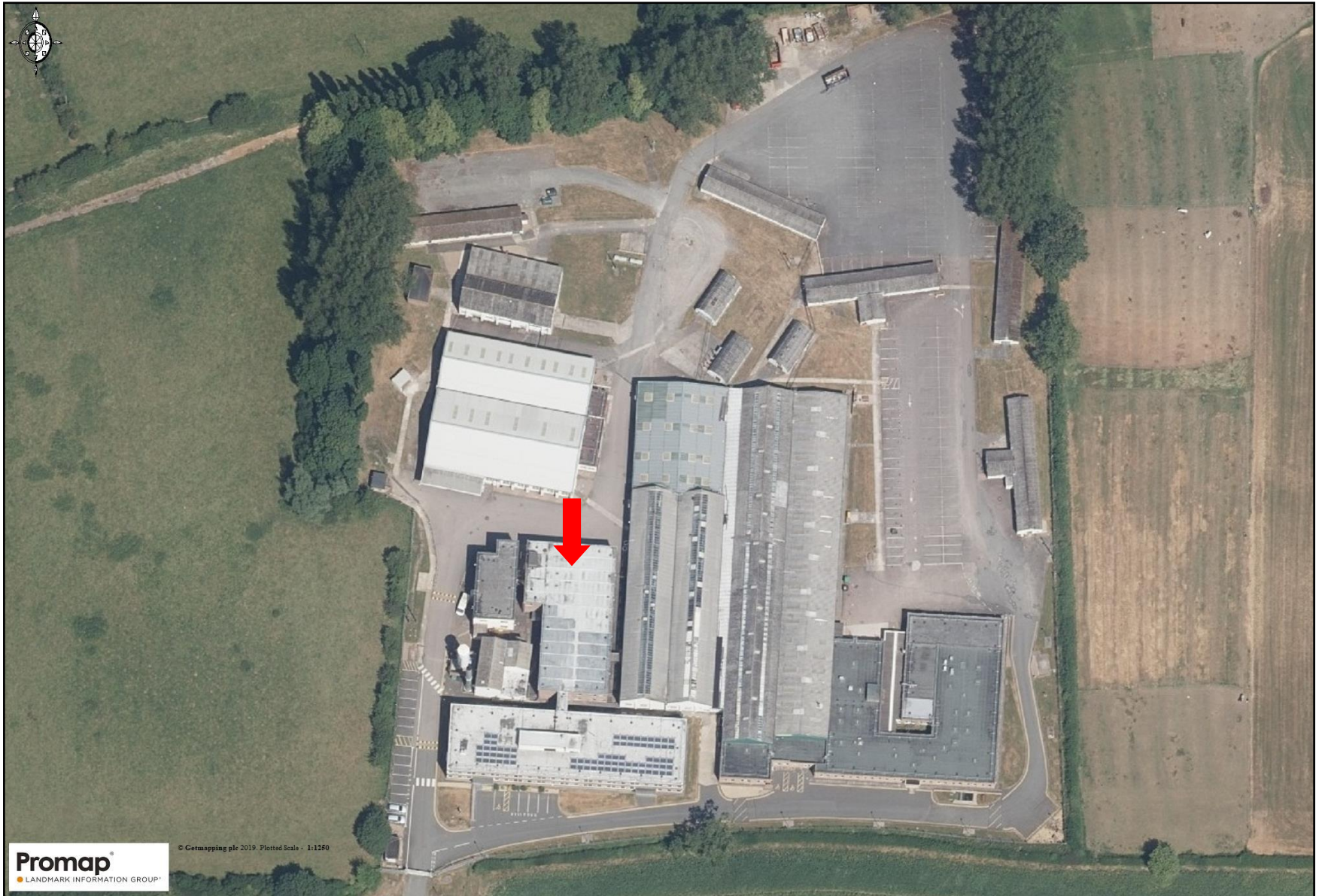
We understand the premises have authorised consent under Class E/B8 (storage) of the Town & Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

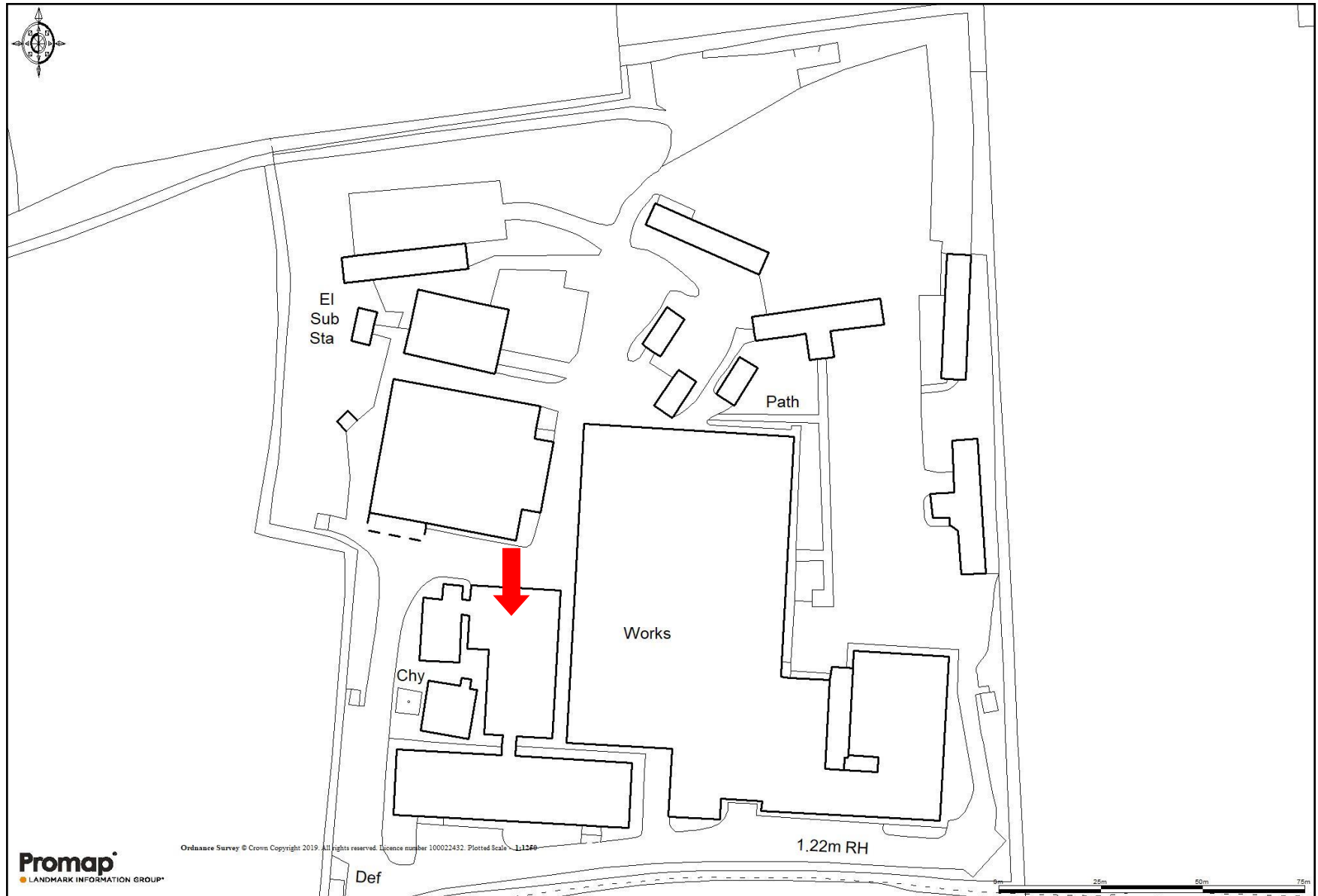




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## LOCATION

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:**

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## **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