



**Building 2a Hawker Business Park
Melton Road
Burton on the Wolds
LE12 5TH**

TO LET
£22,000 per annum



Light Manufacturing / Storage Unit & Office

327.26 sq m (3,522 sq ft)

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

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.

The property's location is shown on the plan within these particulars.

DESCRIPTION

Building 2a is a two-storey brick-built premises beneath a flat roof with rendered elevations providing pedestrian access and powered roller shutter loading access door to ground floor workshop storage premises with solid concrete flooring, suspended ceilings with surface mounted strip lighting and aluminium casement double-glazed windows.

At first floor the accommodation provides open plan workshop office space with suspended ceilings with inset lighting.

SITE OVERVIEW

The site is highly secure, fenced and has CCTV.

ACCOMMODATION

Ground Floor	163.63 m ²	(1,761 ft ²)
First Floor	163.63 m ²	(1,761 ft ²)
Total	327.26 m²	(3,522 ft²)

TENURE

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

RENT

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

SERVICE CHARGE

There is a site-wide service charge which covers landscaping, security and drainage. The estimate for this is circa 50p per sq ft and is calculated on a site acreage basis.

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: 2020/2021
Rateable Value: TBC

LEGAL COSTS

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

VAT

VAT will be charged on the rent.

EPC

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

We understand the premises have authorised planning consent under Classes B1/B8 of the Town and Country Planning (Use Classes) Order 1987.

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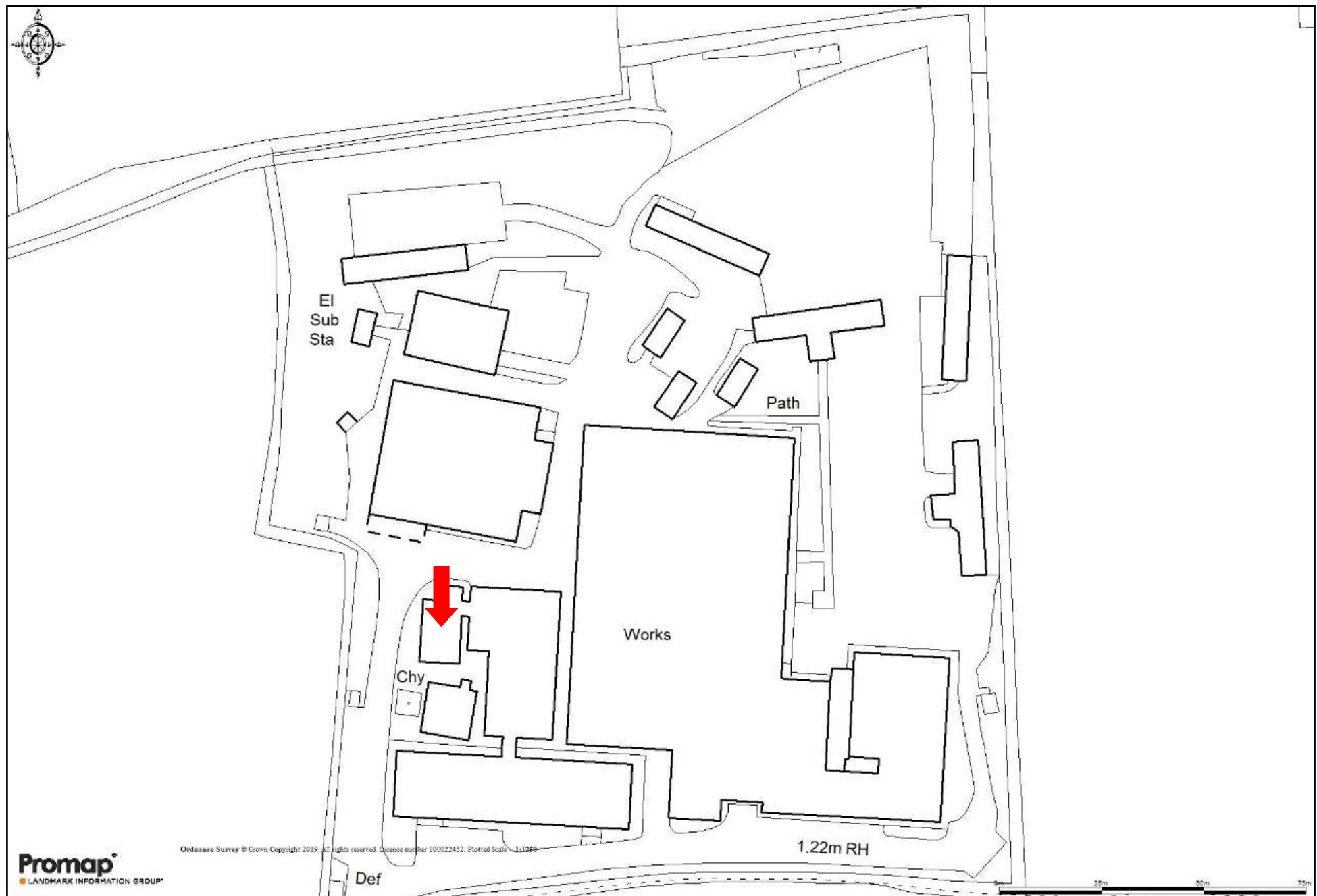
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IMPORTANT INFORMATION

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:

1. 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
2. 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
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. 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
5. 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