



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



**TO LET**

£25,000 Per annum

1B TUNGSTEN PARK, BILTON WAY  
LUTTERWORTH | LE17 4JA

- 2,500 Sq Ft
- 6m Eaves Height
- Dedicated parking area

## LOCATION

Lutterworth has excellent transport links and the town is situated on Junction 20 of the M1 and approximately 4 miles from Junction 1 of the M6. The A5, A14 and M69 are also within easy travelling distance of this pleasant country town.

## DESCRIPTION

Unit 1B is a high quality portal framed industrial unit benefitting from 6m eaves height, level loading roller shutter door, suitable for B1(C), B2 & B8 uses, designated parking areas and main services provided with a small reception area, w.c and high bay lighting.

## ACCOMMODATION

The Property provides the following Gross Internal Area (GIA): 2,500 Sq. Ft.

## BUSINESS RATES

The Unit has a rateable value of £16,750 per annum for the period from the 1st April 2026

## EPC

The Property has an EPC of B (28). A Copy of the certificate is available upon request.

## OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



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