



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

£6,500 Per annum

UNIT 3D, LADYWOOD WORKS
LUTTERWORTH | LE17 4HD

- Workshop/storage unit
- 860 sq ft GIA
- 3 Phase Power
- SAT NAV LE17 4HD

LOCATION

Unit 29 Ladywood Works is located on Ladywood Works Industrial Estate in Lutterworth immediately off Leicester Road in the heart of the Lutterworth Business District. The Estate occupies an excellent position with easy access to the town's comprehensive facilities and superb transport links. Unit 28 is located just one mile from Junction 20 of the M1 motorway, 5 miles from Junction 1 of the M6 and in close proximity to the A5 and A14.

DESCRIPTION

Ladywood Works Industrial Estate comprises a variety of units occupied for a range of uses including light industrial, workshop, storage and trade showroom use. Unit 3D provides an ideal small storage unit or workshop for private or business use. The property is accessed via double doors width of 1.3m with the benefit of a roller shutter for added security. The Property also benefits from 32amp 3 phase power. It is important to note that there is no welfare facilities within the property. Workshop/Storage Unit 860 sq ft GIA

ACCOMMODATION

Unit 29 provides 711 sq ft of ground floor space across 2 principle rooms with a central hallway

SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of the Business Park.

EPC

The Property is exempt from EPC due to being unheated/

TERMS

The property is available by way of a new lease direct with the Landlord on terms to be agreed at a rent of £6,500 per annum.

VAT

The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

LEGAL COSTS

Each Party to bear their own legal costs.

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 you to 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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