



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

£40,000 Per annum

TUNGSTEN PARK, 2C BILTON WAY
LUTTERWORTH | LE17 4JA

- Modern Industrial Unit
- Popular Industrial Estate
- 4,000 Sq Ft
- Suitable for B1(c), B2 and B8

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. Situated on a popular industrial estate, with Screwfix operating as an anchor tenant driving traffic to the site along with the other occupants.

DESCRIPTION

The Property benefits from a modern warehouse area with a 6m eaves height, level loading doors, suitable for B1(C), B2 & B8 uses. The unit includes a high-quality office, kitchen, and WC block installed by the Landlord, providing modern and functional ancillary accommodation. Externally, the Property benefits from designated parking spaces and a dedicated loading area. The attractive glazed frontage and modern cladding create a strong business presence, with opportunities for occupiers to incorporate bespoke signage, subject to planning and Landlord approval.

ACCOMMODATION

The unit has total Gross Internal Area (GIA) of 371.61 Sq M / 4,000 Sq. Ft

BUSINESS RATES

The Property currently has a rateable value of £25,250. Interested parties are advised to speak directly with Harborough District Council for further information.

EPC

The Property as an EPC Rating B - 26.

TERMS

To Property is available by way of a new lease full repairing and insuring lease from October 2026.

VAT

The Property is Opted to Tax and therefore VAT is applicable to the rent.

VIEWINGS

Strictly by appointment only.

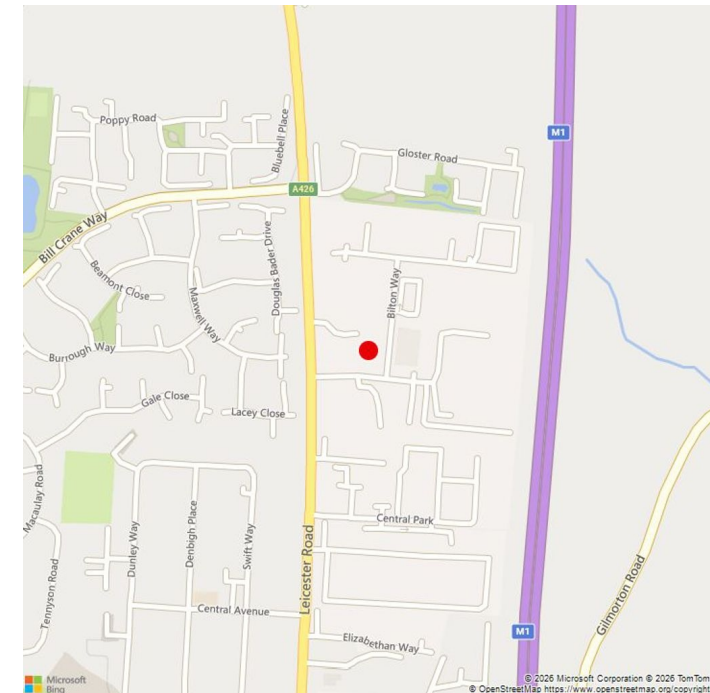
LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction.

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.





SUBJECT TO CONTRACT Disclaimer:

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