



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
£14,000 Per annum

1ST AND 2ND FLOOR OFFICES, LUTTERWORTH ROAD
GILMORTON | LE17 5NY

- Character offices
- 1,650 sq ft NIA
- Off road parking
- Flexible lease terms

LOCATION

Inkersall House is located on the main Lutterworth road through Gilmorton, in the centre of the village, and within easy walking distance of the comprehensive village amenities. Gilmorton is approximately 3.5 miles from Lutterworth and so has excellent transport links within easy reach of Junction 20 on the M1 and approximately 7.5 miles from Junction 1 of the M6.

DESCRIPTION

Inkersall House comprises a mix of cellular and open plan office space spread over two floors. The offices benefit from character features throughout, a wet central heating system, intruder alarm and perimeter power. The building provides an impressive entrance lobby, two staircases and server/storage rooms in addition to the office space.

Character offices - 1,650 sq. ft (NIA)

ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

The NIA is 1,650 sq ft (153.29 sq m)

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2026 Rateable Value of £12,000. At this level, occupiers may benefit from an element of Small Business Rates Relief. Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property is currently being assessed for an EPC will be available once the Property is completed.

TERMS

The property is available to let on a new lease with terms to be agreed with the landlord.

VIEWINGS

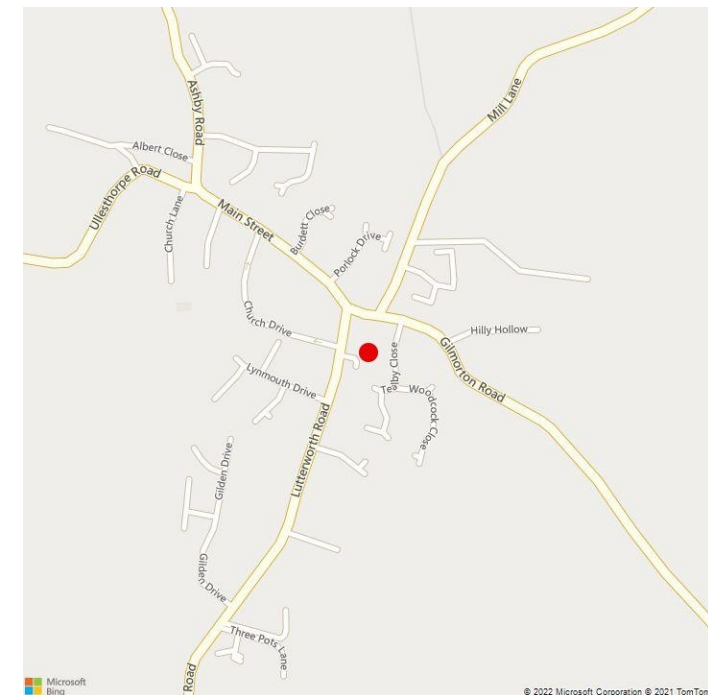
Strictly appointment only

LEGAL COSTS

Each party to bear their own costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity of 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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