



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

£8,700 Per annum

1ST FLOOR NORFOLK HOUSE, HIGH
STREET
LUTTERWORTH | LE17 4AD

- Character offices in a period property
- Approximately 870 sq ft NIA
- High Street location with parking
- Flexible lease terms

LOCATION

Norfolk House is situated adjacent to the High Street in Lutterworth Town Centre. The property is within walking distance of the towns comprehensive facilities which include supermarkets, banks, post office, library, gym and chemists. 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

The property comprises a well presented first floor office suite providing four principal offices, three of which are interconnected, benefiting from ample natural light throughout. The accommodation is carpeted and fitted with fluorescent lighting and central heating, while the main open plan office features an vaulted ceiling with roof lights, creating a bright and spacious working environment. The premises can be accessed from both High Street and Bank Street. 3 parking spaces are available to the rear car park.

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 870 sq. ft (80.82 sq. m)

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2026 Rateable Value of £10,250. 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

This property has an EPC rating of C(53). A copy of the certificate is available upon request

TERMS

A new lease is available direct with the Landlord with terms to be negotiated between the parties.

VAT

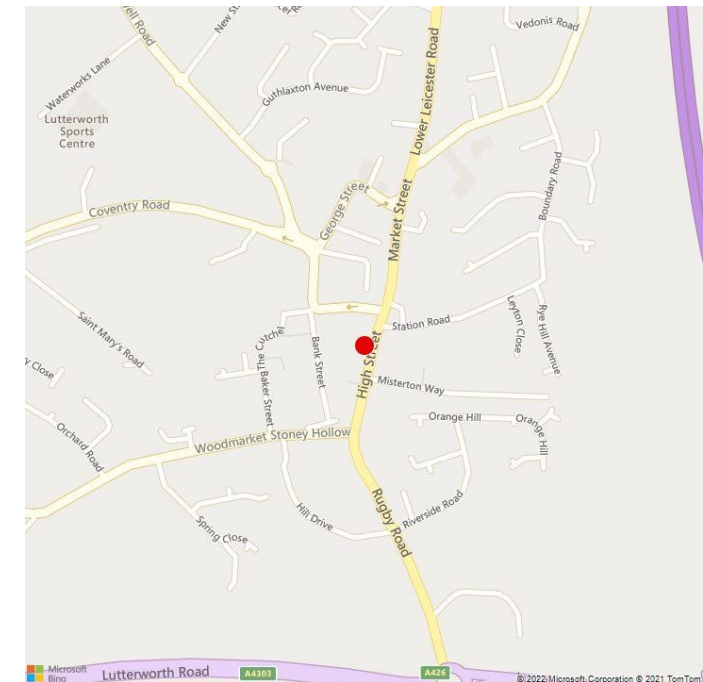
The Property is not opted to tax and therefore VAT is not applicable to the rent quoted.

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.





SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated August 2026

