



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

£21,500 Per annum

UNIT 1, WYCLIFFE INDUSTRIAL ESTATE  
LUTTERWORTH | LE17 4HG

- 2,396.65 sq ft GIA
- Electric roller shutter door
- 3 phase power
- 7 parking spaces

## LOCATION

The property is located on Wycliffe Industrial Estate, an established industrial and warehouse location in Lutterworth. The estate is situated in close proximity to Lutterworth town centre, providing convenient access to a range of local amenities and services. The property benefits from being within easy reach of Junction 20 of the M1 motorway, Junction 1 of the M6 motorway, and the A5 and A14 trunk roads, which provide links to the wider Midlands and national motorway network.

## DESCRIPTION

Unit 1 is an end terrace industrial/warehouse property comprising of a single storey unit of brick and block construction with profile metal cladding to the elevations beneath a pitched clad roof incorporating roof lights. The property benefits from an eaves height of approximately 6.5m rising to an apex of approximately 7.1m. Access is provided by a personnel door and roller shutter loading door measuring approximately 3.0m wide by 4.0m high.

The property is situated on Wycliffe Industrial Estate, comprising of eight industrial units. The estate benefits from a secure gated access off the A426. The property measures 2,396 sq. ft (GIA) and benefits from seven allocated car parking spaces located to the front of the unit. The premises are considered suitable for a variety of light industrial and warehouse uses, however, motor trade uses will not be considered. Interested parties are advised to undertake their own enquiries regarding the property's Use Class and the suitability of their intended use.

The property is available either individually or in combination with adjoining units, providing occupiers with flexibility to accommodate requirements ranging from a single unit up to the whole terrace of Units 1-4 provide space ranging from 2,396.65 sq. ft to a maximum of 9,491.23 (GIA). Each Unit measures approximately 2,400 sq. ft (GIA).

## ACCOMMODATION

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

The GIA is 2,396.65 sq. ft (222.65 sq. m).

## SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of the Business Park. The current Service Charge is approximately £0.40p per square foot.

## BUSINESS RATES

The Valuation Office Agency has assessed the property together with Units 1-4 under a single rating assessment, and it is not currently assessed separately on an individual unit basis. Interested parties are advised to make their own enquiries with the Local Authority and the Valuation Office Agency regarding the rates liability applicable to the subject property.

## EPC

The Property has an EPC of E (124). A Copy of the certificate is available upon request. Interested parties should note that the current EPC relates to Units 1-4 collectively and has not been prepared specifically for the subject property.

## TERMS

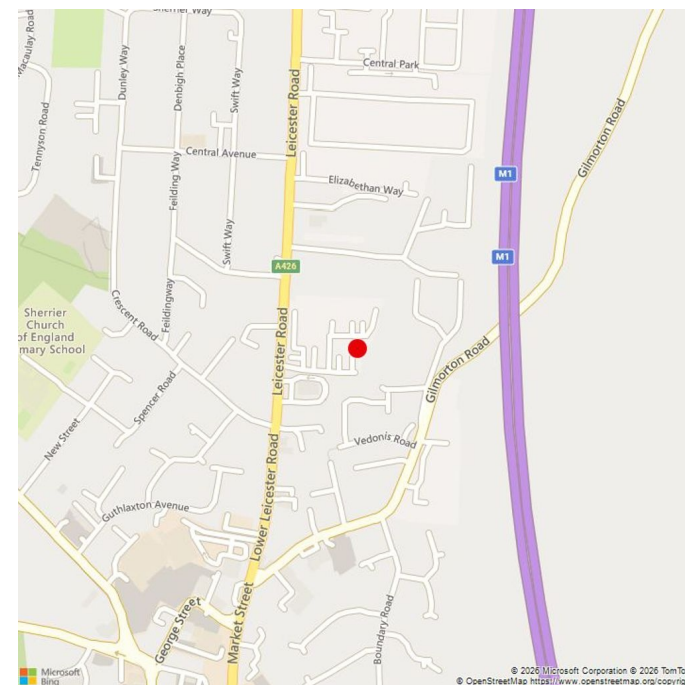
The unit is available by way of a Fully Repair & Insuring Lease with terms to be negotiated.

## VAT

VAT is applicable.

## 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 September 2026

