



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£7,500 Per annum

8 C&V BUSINESS PARK, LEICESTER RD
LUTTERWORTH | LE17 4HE

- Available immediately
- 3 phase electricity
- Car parking

LOCATION

C&V Business Park is a large business park situated in Lutterworth just off the A426, within 2 miles of junction 20 of the M1 at Lutterworth, 5 miles from junction 1 of the M6 at Rugby and within easy reach of the A5 and M69.

DESCRIPTION

A secure and versatile industrial unit, ideally suited for storage, warehousing, light industrial use, or as a workshop. The property benefits from a 3 phase electricity, concrete flooring, electric roller shutter door access, and high-bay LED lighting, providing an efficient and functional working environment.

The unit is located within a well established Business Park, offering a secure commercial setting with the added benefit of on site CCTV surveillance. Occupiers also have access to communal toilet facilities.

ACCOMMODATION

The Property has been measured on a Gross Internal Area basis as defined within the RICS Code of Measuring Practice and provides 864 Sq. Ft (80.27 Sq .M). GIA

SERVICE CHARGE INFORMATION

A Service Charge contribution towards the upkeep of the communal areas is required in addition to the Rent quoted at £0.20 per square foot. The Rent and Service Charge are subject to VAT.

EPC

The Property is currently unheated and therefore is exempt from The Energy Performance of Building Regulations.

TERMS

The Property will be let on Internal repairing lease terms.

VAT

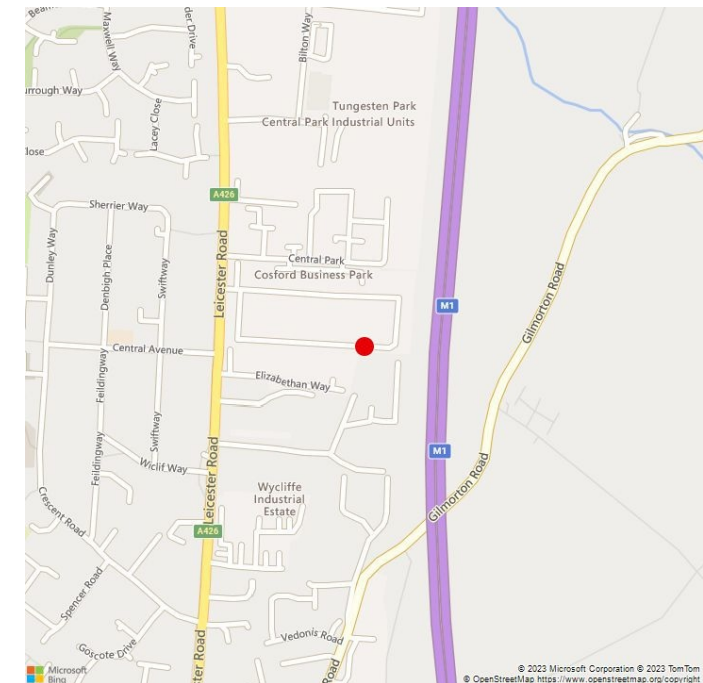
The Property is opted to tax.

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 October 2026

