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

£12,500 Per annum

UNIT 4, LADYWOOD WORKS
LUTTERWORTH | LE17 4HD

- Workshop/ Industrial/ Warehouse unit
- 1,074 sq ft GIA
- Office accommodation
- Kitchen and WC

LOCATION

Unit 4 Ladywood Works is located on Ladywood Works Industrial Estate Lutterworth immediately off Leicester Road in the heart of the Lutterworth Business District. The property occupies an excellent position with easy access to the town's comprehensive facilities and superb transport links. Unit 4 is located just one mile from Junction 20 of the M1 motorway, 5 miles from Junction1 of the M6 and in close proximity to the A5 and A14.

DESCRIPTION

A versatile industrial/workshop and trade counter unit extending to approximately 1,074 sq ft GIA, situated within the established Ladywood Works Industrial Estate. The property is suitable for a variety of uses.

The accommodation comprises a main warehouse/workshop area benefitting from a 3m wide roller shutter loading door, together with a separate office, store room, kitchen facilities and WC. Additional mezzanine storage provides useful ancillary space, while the warehouse offers an eaves height of approximately 4.3m rising to 5.8m.

The unit is fitted with modern LED lighting, gas heating, and mains electricity. Externally, occupiers benefit from parking for 3 vehicles.

ACCOMMODATION

Unit 4 provides 1,074 sq ft of ground floor space GIA. The Property benefits from 102 sq. ft of office space, store room and WC.

SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of the Business Park.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2026 Rateable Value of £8,400. 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 has an Energy Performance Certificate Rating of E (124). A copy of the certificate is available upon request.

TERMS

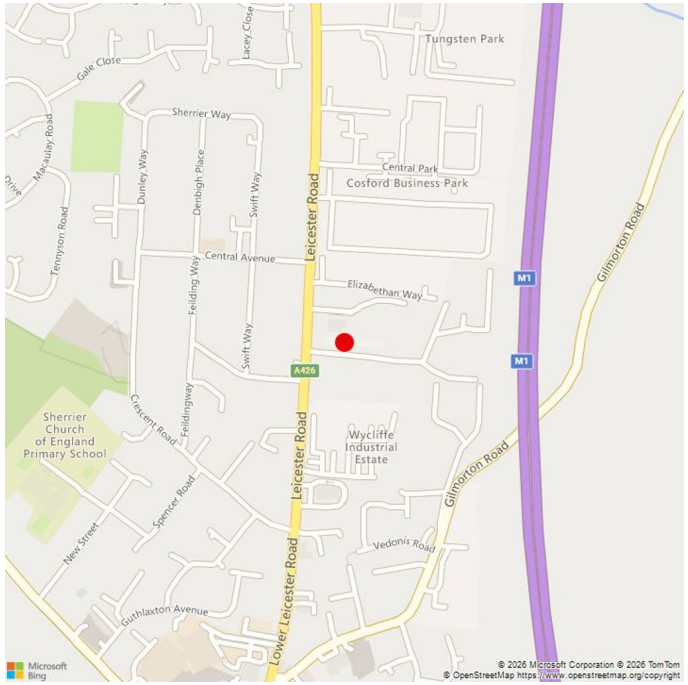
The unit is available by way of of a new lease with terms to be negotiated.

VAT

The Property is opted to tax and therefore VAT is applicable to the rent.

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 November 2026