WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030
Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£11,000 Per annum

UNIT J ALMA PARK, WOODWAY LANE
LUTTERWORTH | LE17 5BH

- High Quality Office Space
- Approx 792 sq ft NIA
- Ample Parking on site
- Rural Location

LOCATION

Alma Park is situated in an excellent strategic location on the A5 south of Hinckley and just north of Lutterworth approximately 3 ½ miles from Junction 1 of the M69 motorway and 5 ½ miles from Junction 20 of the M1.

DESCRIPTION

Unit J is a self contained office suite built to a very high standard and in keeping with the traditional style of farm building conversions at the business park, but benefiting from modern build techniques. The Unit comprises a ground and first floor, and benefits from a kitchenette to both floors, WC facilities on the ground floor and a wet heating system with hot water generated on site via an environmentally friendly wood burning boiler with fuel provided from the sustainably managed Poplar coppice on site. The offices also enjoy views over open countryside and is fitted with a security alarm.
Character Offices 792 sq ft

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 £9,400. 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

Unit J has an EPC Rating of C53. A copy of the certificate is available upon request.

TERMS

The property will be let by way of a new lease on terms to be agreed between the parties.

VAT

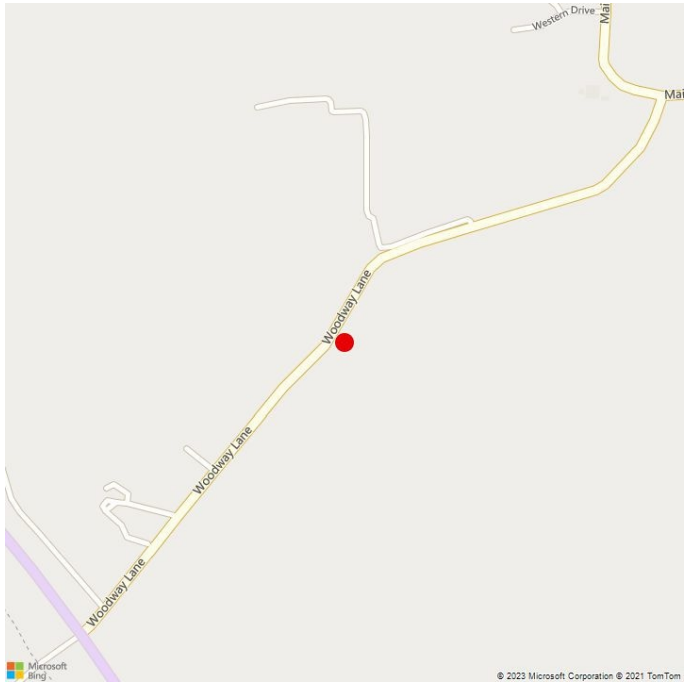
The Property is opted to tax and therefore VAT is applicable to the rent.

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 November 2026