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

£13,000 Per annum

UNIT E GROUND FLOOR ALMA PARK,
ALMA PARK WATLING STREET
LUTTERWORTH | LE17 5BE

- Net Internal Area 1096 sq.ft
- High Quality Office Space
- Parking
- Rural Location

LOCATION

Alma Park is situated in an excellent strategic location on the A5 south of Hinckley and 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 E comprises a ground floor, self contained office suite finished to a high standard, reflecting the traditional character of the farm building conversions throughout the business park while benefiting from modern specifications. The accommodation provides predominantly open plan office space with raised access floors, recessed fluorescent lighting, carpeted flooring and a central heating system supplied by an environmentally friendly biomass boiler. Fuel for the boiler is sourced from the sustainably managed poplar coppice located on site. The property also benefits from access to communal male and female toilet facilities.

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 1096 sq, ft (101.82 sq. m)

SERVICE CHARGE INFORMATION

Occupiers will pay a service charge which covers; buildings insurance, heating, water, drainage, external cleaning of windows, cleaning and maintaining the building exterior, communal areas and landscaped grounds.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2026 Rateable Value of £12,900. Interested parties are advised to speak with the Local District Council for further information.

EPC

An EPC has been commissioned for the property and will be available upon request.

TERMS

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

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











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Particulars Dated November 2026