WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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



TO LET

Price on application

UNIT 4 COSFORD BUSINESS PARK
LUTTERWORTH | LE17 4QU

- Modern self-contained unit.
- Electric roller shutter door
- Excellent transport links
- 1382 sq. ft GIA

LOCATION

The property is located on Cosford Business Park on Central Park 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

Cosford Business Park comprises modern self contained high quality units suitable for a range of uses including light industrial, workshop, storage, trade showroom and office use. The unit benefits from a concrete floor, 3 phase power supply, roof lights providing good natural light and high bay lighting, In addition the unit benefits from an electric roller shutter door, water, WC's and kitchenette. The unit has good internal clearance, with a maximum eaves height of 8m with a height restriction of 2.6m under the mezzanine floor which offers 270 sq. ft of first floor accommodation benefiting from natural light. To the front of the unit is forecourt parking and loading area.

ACCOMMODATION

All measurements are taken in accordance with the RICS Code of Measuring Practice 6th Edition. The Property provides 1,112 sq ft to the ground floor and a mezzanine measuring 270 sq ft (GIA).

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 2023 Rateable Value of £10,000. Interested parties are advised to speak with the Local District Council for further information.

TERMS

Available on terms to be agreed and by way of a new lease direct with the Landlord.

VAT

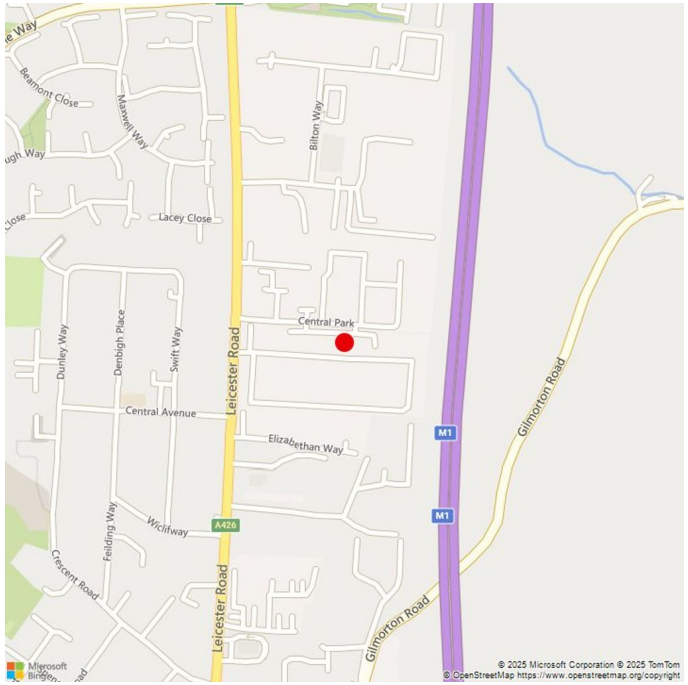
The Property is elected to tax and therefore VAT is applicable to the rent.

LEGAL COSTS

Each party to bear their own 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.











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Particulars Dated November 2026