



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

Devonshire House, 26 Bank St, Lutterworth LE17 4AG



TO LET

£11,710 Per annum

SECOND FLOOR OFFICE APEX HOUSE,
BANK STREET
LUTTERWORTH
LE17 4AG

- Open plan character offices
- 1,152 sq ft NIA
- Incentives available
- Conveniently located in the town centre

LOCATION

Apex House is situated adjacent to the High Street in Lutterworth Town Centre. The property is within walking distance of the towns comprehensive facilities which include supermarkets, banks, post office, library, gym and chemists. Lutterworth has excellent transport links and the town is situated on Junction 20 of the M1 and approximately 4 miles from Junction 1 of the M6. The A5, A14 and M69 are also within easy travelling distance of this pleasant country town.

DESCRIPTION

This second floor suite provides character open plan office accommodation. The suite has recently undergone a refurbishment with new lighting installed, redecorated throughout and replacement carpets. The suite has a small kitchen area, double glazing, central heating, a fantastic vaulted beamed ceiling, perimeter power and telecoms points, and the premises benefits from the use of WCs within the shared common parts of the property at ground, first and second floor levels.
Second floor offices 1,152 sq ft (107 sq m)

BUSINESS RATES

Rateable Value : £7,000

The Valuation Office Agency website lists the Rateable Value of the second floor of Apex House as £7,000 as at 1st April 2017. If this were your only business premises, then, under current legislation, you may be eligible for 100% rates relief. Interested parties are advised to check this information with the local Harborough District Council.

EPC

EPC rating to be advised.

TERMS

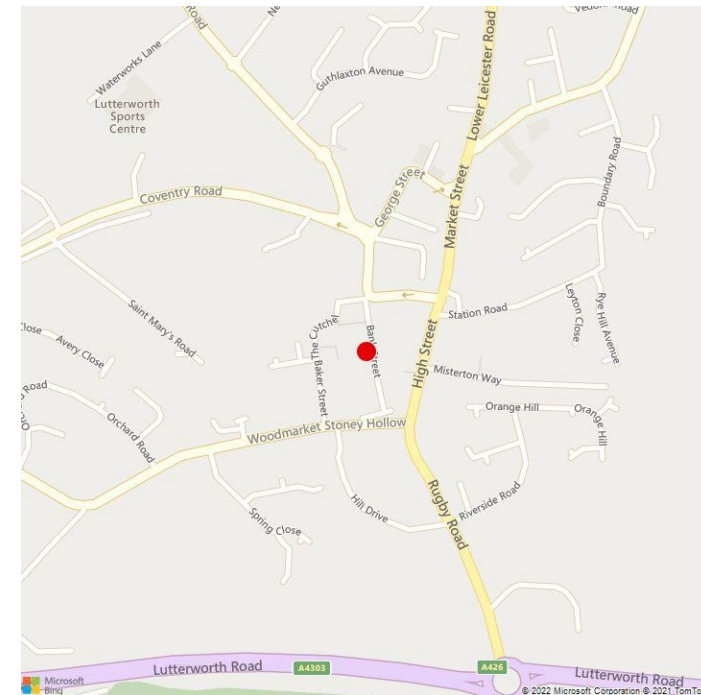
A new lease is available direct with the Landlord with terms to be negotiated between the parties. The quoting rent for the property is £11,710 per annum.

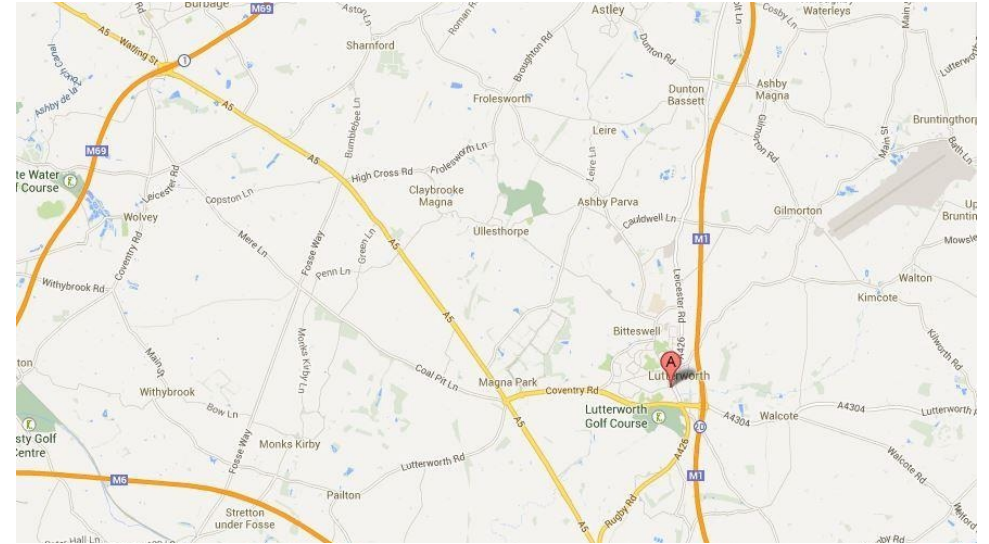
LEGAL COSTS

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 to you 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 February 2023

