



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

£10,000 Per annum

**3 THE TERRACE RUGBY ROAD
LUTTERWORTH
LE17 4BW**

- Prestigious Grade II Listed character building
- Individual offices over 3 storeys, plus basement
- Dedicated parking

LOCATION

The property is located immediately off the Rugby Road in Lutterworth and occupies a superb location with highly visible road frontage located close to all of the towns amenities. The property is situated approximately 1 mile from Junction 20 of the M1 motorway and 5 miles from Junction 1 of the M6.

DESCRIPTION

This fantastic character property at No. 3 The Terrace is a Grade II Listed Building which forms part of a terrace of Georgian office properties. Situated in a prime position on the approach to Lutterworth town centre, the property benefits from a host of original character features, a selection of office and meeting rooms and dedicated parking outside the property. The office on the ground floor benefits from air conditioning. No. 3 The Terrace has male and female WCs, a small kitchen and basement storage.

Character offices - 1,036 sq ft

BUSINESS RATES

According to information provided by the Valuation Office Agency the property has a Rateable Value of £9,600. Interested applicants are advised to check this information with the local District Council.

EPC

The property is Grade II Listed and therefore is exempt from the Energy Performance of Buildings Regulations 2007.

TERMS

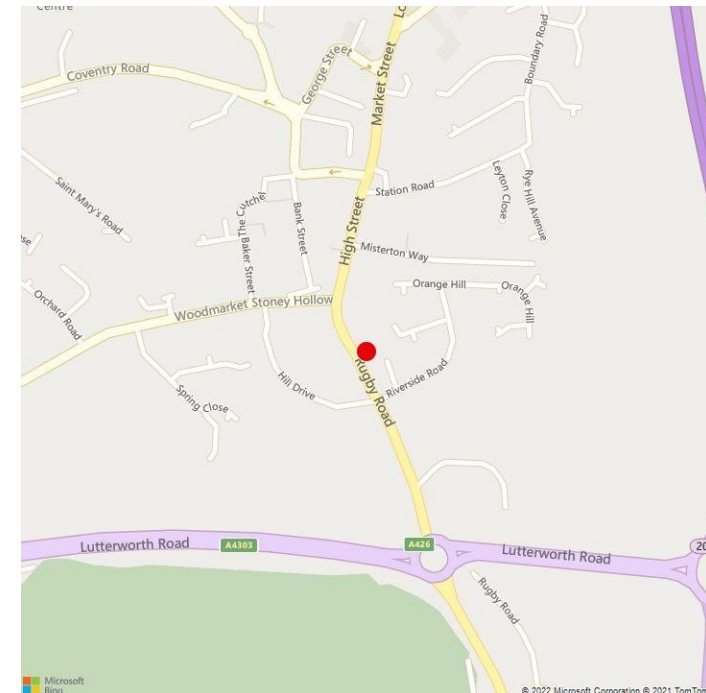
The property will be let by way of a new lease direct with the Landlord on terms to be agreed.

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 September 2025

