



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Lutterworth LE17 4HB



TO LET

£1,700 - £2,700 Per annum

MANOR HOUSE
LUTTERWORTH
LE17 4EH

- Character Property
- High Street location
- Flexible Lease Terms

LOCATION

Manor House is located on Market Street in Lutterworth and provides a good high street presence in addition to superb access to Junction 20 of the M1 and an extensive road network including the M6, M69, A5 and A14. The property is located conveniently close and within easy walking distance of the comprehensive town centre amenities which include supermarkets, banks, travel agents and a post office.

DESCRIPTION

Manor House is a three storey Georgian property comprising multiple offices with an impressive entrance lobby. The second floor office suites benefit from refurbished toilets and kitchen facilities within the communal area, carpets and central heating.

ACCOMMODATION

Suite 14, 273 sq ft

Suite 16, 163 sq ft

Suite 18, 240 sq ft

BUSINESS RATES

Interested parties are advised to check with the local Harborough District Council.

EPC

The property is listed and is therefore exempt from EPC requirements.

TERMS

Immediately available by way of a new lease direct with the Landlord.

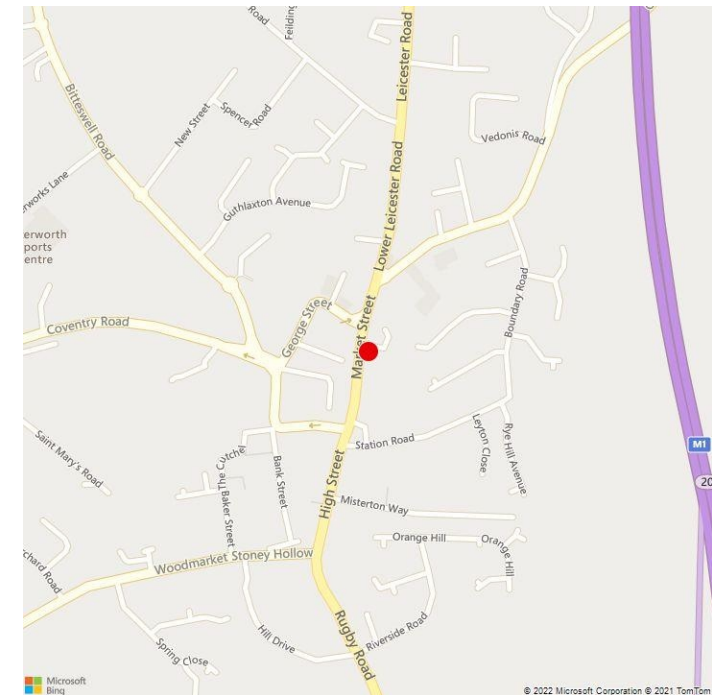
LEGAL COSTS

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 of 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 April 2024



