



TO LET

£6,000 Per annum

8 C&V BUSINESS PARK, LEICESTER RD
LUTTERWORTH | LE17 4HE

- Available immediately
- 3 phase electricity
- Car parking

LOCATION

C&V Business Park is a large business park situated in Lutterworth just off the A426, within 2 miles of junction 20 of the M1 at Lutterworth, 5 miles from junction 1 of the M6 at Rugby and within easy reach of the A5 and M69.

DESCRIPTION

A secure industrial store ideal for use as a storage facility or workshop. The unit benefits from 3 phase electricity, concrete flooring, electric shutter access and high bay lighting. The Business Park also benefits from operational CCTV and communal toilets on site.

ACCOMMODATION

The Property has been measured on a Gross Internal Area basis as defined within the RICS Code of Measuring Practice and provides 864 Sq. Ft (80.27 Sq .M). GIA

SERVICE CHARGE INFORMATION

The Tenant will be responsible for contributing towards the service charges for the common areas of the Business Park.

EPC

The Property is currently unheated and therefore is exempt from The Energy Performance of Building Regulations.

TERMS

The Property will be let on Internal repairing lease terms. A Service Charge contribution towards the upkeep of the communal areas is required in addition to the Rent quoted. The Rent and Service Charge are subject to VAT.

VAT

The Property is opted to tax and therefore VAT is applicable to the Rent.

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.



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