



TO LET
£4,000 Per annum

OFFICE 1 ELIZABETHAN HOUSE
LUTTERWORTH | LE17 4NJ

- First floor offices
- 357 sq ft NIA
- 2 parking spaces

LOCATION

Elizabethan House occupies a prominent location approximately ½ mile north of Lutterworth town centre. 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.

DESCRIPTION

Office 1 is a first floor suite of two interconnecting offices situated within a multi occupancy property. The office can be subdivided to form two separate offices each with independent access and benefits from shared kitchen and toilet facilities and off-road parking.

Office 1 First Floor 357 sq ft

BUSINESS RATES

The VOA does not currently list the Rateable Value. Interested parties are advised to speak with Harborough District Council with any enquiries.

EPC

The property has an EPC rating of C. A copy of the certificate is available upon request.

TERMS

The property will be let on flexible terms agreed between the parties by way of a new lease direct with the Landlord. A service charge is payable to cover communal heating, cleaning and maintenance.

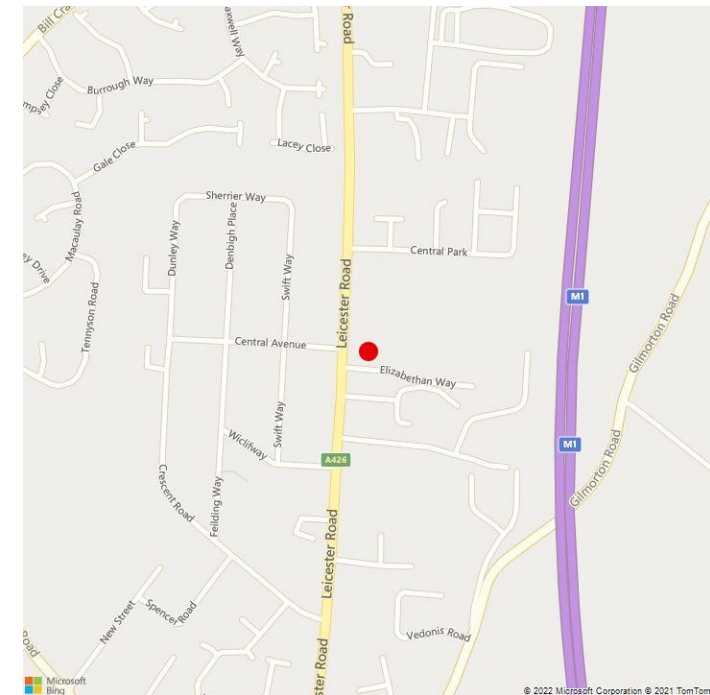
LEGAL COSTS

Each party to bear their own legal fees.

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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