



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

£14,750 Per annum

UNIT 6 BITTESWELL FARM, ASHBY LANE
LUTTERWORTH | LE17 4LS

- No motor trades
- 1,946 sq ft
- 2.5 miles from M1 Junction 20

LOCATION

Unit 6 is located on Bitteswell Egg Farm just off the Ashby Lane in Bitteswell. The rural village of Bitteswell is located 2 miles from the centre of Lutterworth and benefits from superb access to the East Midlands transport network, being only 2.5 miles from Junction 20 of the M1 and 3.6 miles from the A5, with Magna Park, the M69, the M6 and A14 all within easy reach.

DESCRIPTION

Unit 6 is a self-contained warehouse unit with a concrete floor, brick and timber clad walling and parking to the side and rear. The unit benefits from single and three phase electrics, high bay lighting and large timber access doors. The unit also has an internal office, sink and tea station. Toilets are available nearby to the unit in a central block and maintained via the service charge.

SERVICE CHARGE INFORMATION

A service charge is applicable to the Property in respect of maintenance of the common areas, toilet block and electric gates. Further details are available upon request.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £6,200. Interested parties are advised to speak with the Local District Council for further information.

EPC

The property does not contain a heating system therefore does not require an EPC.

TERMS

The Property is available by way of a new lease direct with the Landlord on terms to be agreed.

VAT

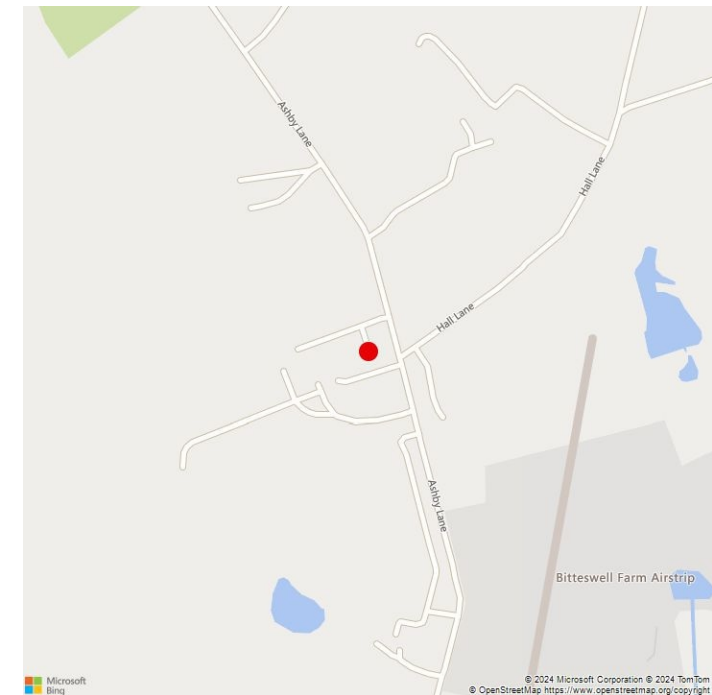
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

LEGAL COSTS

Each party to bear their own legal fees incurred in the transaction.

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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