



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

£32,750 Per annum

UNIT 1, BITTESWELL BUSINESS PARK
LUTTERWORTH | LE17 4LR

- Self contained modern industrial/ warehouse unit
- Versatile use
- AC heating and cooling
- Excellent parking provisions

LOCATION

Bitteswell Business Park is a small business park consisting of office and warehouse/ industrial units located in a rural area yet benefitting from superb access to the East Midlands transport network. J20 of the M1 lies 3 miles south east on the edge of the nearby town of Lutterworth, Magna Park and the A5 is less than 1.5 miles away facilitating easy access to the M69, M6 and A14. The village of Bitteswell neighbours the market town of Lutterworth where there are comprehensive amenities including banks, post office, library, supermarkets, butchers, chemist, travel agents and a weekly market.

DESCRIPTION

The subject property is a self-contained industrial/warehouse unit of steel portal frame construction with a concrete floor, brick walls and box profile cladding to the eaves. The unit was constructed in 2007 so provides very modern and good quality accommodation. The ground floor comprises of a double door entrance and personnel entrance door, two WC's, kitchen, 2 offices, store cupboard and entrance intercom. The first floor provides two offices with suspended ceiling in parts, carpeting, perimeter trunking, CAT 5E data cabling, telecom points. The property benefits from

ACCOMMODATION

The property provides approximately 3,420 sq ft of accommodation (GIA).

SERVICE CHARGE INFORMATION

The property is subject to a service charge.

BUSINESS RATES

According to information provided on the Valuation Office Agency website the property has a Rateable Value of £16,500. Interested applicants are advised to check this information with the local District Council.

EPC

The property has an EPC Rating of D (99).

TERMS

The property is available by way of a new, fully repairing and insurancing, lease direct with the Landlord on terms to be agreed.

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 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.

AC heating and cooling throughout and
Superb parking provision. Total Gross
Internal Area (GIA) is 3420 sq .ft.



SUBJECT TO CONTRACT Disclaimer:

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