



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

£7,250 Per annum

OFFICE 1, HILL HOUSE  
LUTTERWORTH | LE17 4BE

- Ground floor character offices
- 566 sq ft NIA
- Superb period property
- Kitchenette and WC facilities



## LOCATION

Hill House is located on Regent Street directly off of the High Street in Lutterworth's town centre. The Property is within easy walking distance of the local amenities. Lutterworth is situated just off Junction 20 of the M1 and approximately 4 miles from Junction 1 of the M6. The A5, A14 and M69 are also all within easy travelling distance.

## DESCRIPTION

Hill House is a building offering multi-occupied office premises with a wealth of period features including high ceilings and bay windows. Office 1 is comprised of 3 spacious individual offices, a kitchenette and WC facilities. The offices are carpeted throughout and benefit from CAT II lighting, electric heating, power points and data points throughout. Outside there is a large garden area which can be utilised for open air meetings and lunches.

Offices - 566 Sq Ft NIA

## ACCOMMODATION

All measurements are approximate and taken in accordance with the RICS Code of Measuring Practice 6th Edition.

## EPC

The EPC is be available on request.

## TERMS

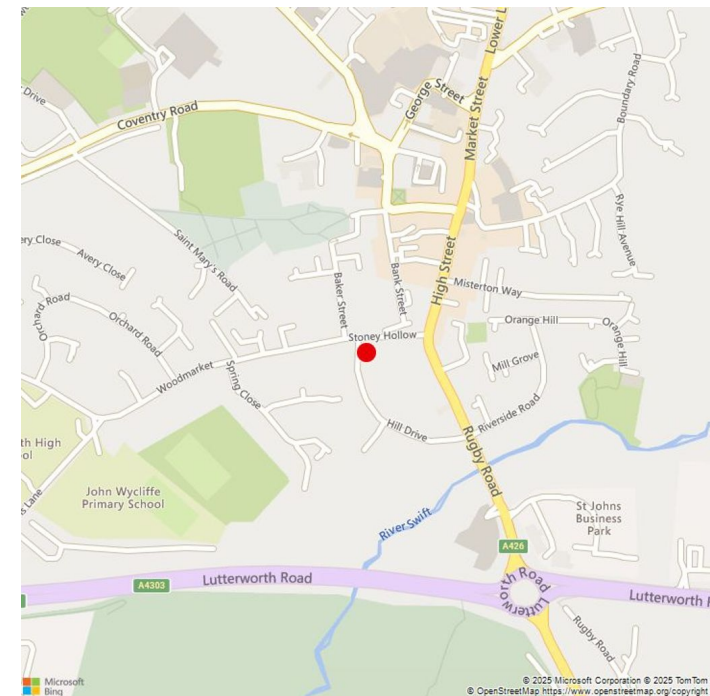
The Property is available to let by way of a new lease.

## 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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