



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

£28,000 Per annum

UNIT E2 BITTESWELL FARM, ASHBY  
LANE  
LUTTERWORTH | LE17 4LS

- No motor trades
- 4,000 Sq Ft GIA
- 8m eaves height & 3 phase power
- 2.5 miles from M1 Junction 20

## LOCATION

Unit E2 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 E2 is a portal frame warehouse unit with a concrete floor, brick and profile metal clad walling and parking to the front of the building. The unit benefits from single and three phase electrics, high bay lighting and full length electric roller shutter loading access. On site toilet facilities are available and maintained under a service charge.

## ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

The GIA is 4,000 sq ft (371.61 sq m).

## SERVICE CHARGE INFORMATION

A modest service charge is applicable to the Property. Further detail is available upon request.

## 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

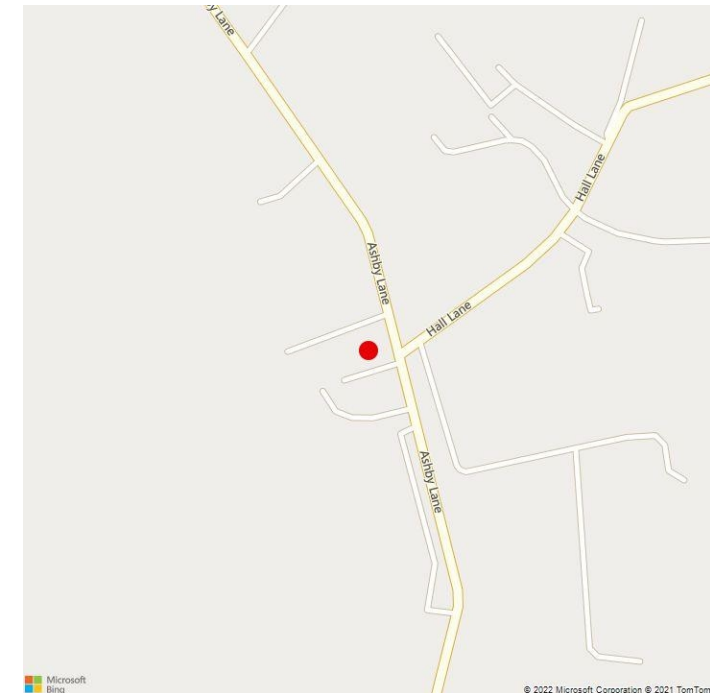
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

## LEGAL COSTS

The Property is available at a rent of £28,000 per annum plus VAT. 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.





#### SUBJECT TO CONTRACT Disclaimer:

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