



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

£12,000 Per annum

2 THE TERRACE, RUGBY ROAD
LUTTERWORTH | LE17 4BW

- Prestigious town centre office
- Dedicated parking
- Approx 1,374 sq ft NIA
- Georgian Grade II listed period property

LOCATION

The property is located immediately off the Rugby Road in Lutterworth and occupies a prominent location with highly visible road frontage located close to all of the towns amenities. The property is situated approximately 1 mile from Junction 20 of the M1 motorway and 5 miles from Junction 1 of the M6.

DESCRIPTION

2 The Terrace is located in a prominently placed Grade II Listed Building which forms part of a terrace of Georgian office properties. The property benefits from a host of original character features, a selection of office and meeting rooms and dedicated parking outside the property. The office has male and female WCs and a kitchen.

Character offices – 1,374 sq ft NIA

EPC

The property is Grade II Listed and therefore is exempt from the Energy Performance of Buildings Regulations 2007.

TERMS

The property will be let by way of a new lease direct with the Landlord on terms to be agreed. Each party to bear their own legal costs.

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 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.



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