



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

£25,000 Per annum

YARD SPACE, GILMORTON RD
LUTTERWORTH | LE17 4HA

- 10,224 Sq. Ft of Yard Space
- Concreted and Fenced
- Commercial vehicle access

LOCATION

Located in close proximity to Lutterworth town centre and within easy reach of the M1, M6, and A5 major transport corridors, the property is exceptionally well positioned for local, regional, and national connectivity.

DESCRIPTION

A substantial yard space extending to approximately 10,224 sq ft (949 sq m), fully fenced and concreted, offering a secure and functional space suitable for a wide range of commercial uses. The Yard Space benefits from excellent access provisions, making it easy for commercial vehicles types to navigate.

The space is highly versatile, lending itself to uses such as open storage, logistics, vehicle parking, or operational yard requirements. The concrete surface ensures durability and all year round usability, while the secure fencing provides security.

Further benefits include 24-hour access. This property presents an excellent opportunity for occupiers seeking a strategically located, secure, and adaptable yard space in the heart of Leicestershire's logistics network.

ACCOMMODATION

All measurements are taken in accordance with the RICS Code of Measuring Practice 6th Edition. The Yard space measures 949.81 sq. m (10,224 sq. ft).

SERVICE CHARGE INFORMATION

The Tenant will be responsible for contributing towards the service charges for the common areas of the Industrial Estate.

TERMS

The Yard Space is to be let by way of a new business lease with terms to be agreed between the parties.

VAT

The Yard Space is opted to tax.

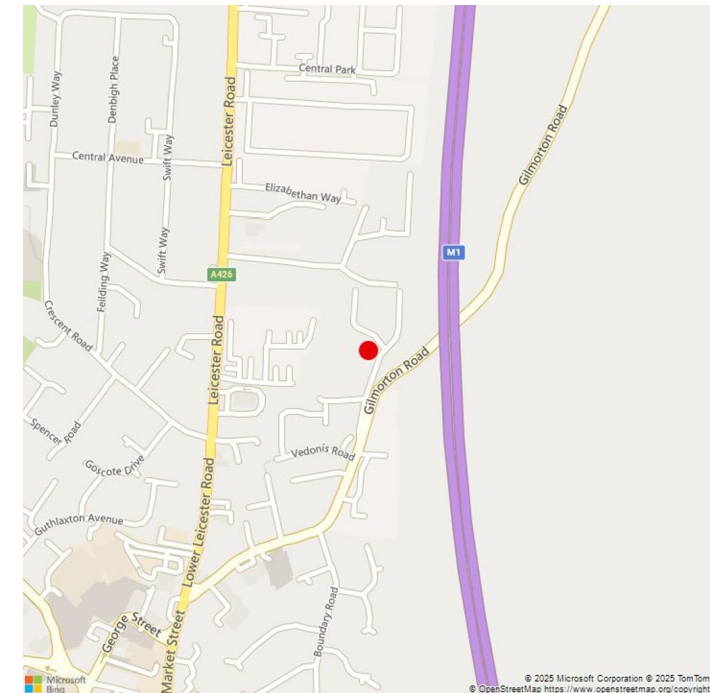
LEGAL COSTS

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.





SUBJECT TO CONTRACT Disclaimer:

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