



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

£5,000 Per annum

UNIT 29 LOWER, LADYWOOD WORKS  
LUTTERWORTH | LE17 4HD

- Workshop/storage unit
- 711 sq ft GIA
- Suitable for a variety of uses
- SAT NAV LE17 4HD



## LOCATION

Unit 29 Ladywood Works is located on Ladywood Works Industrial Estate in Lutterworth immediately off Leicester Road in the heart of the Lutterworth Business District. The Estate occupies an excellent position with easy access to the town's comprehensive facilities and superb transport links. Unit 28 is located just one mile from Junction 20 of the M1 motorway, 5 miles from Junction 1 of the M6 and in close proximity to the A5 and A14.

## DESCRIPTION

Ladywood Works Industrial Estate comprises a variety of units occupied for a range of uses including light industrial, workshop, storage and trade showroom use. Unit 29 provides an ideal small storage unit or workshop for private or business use  
Workshop/Storage Unit 711 sq ft GIA

## ACCOMMODATION

Unit 29 provides 711 sq ft of ground floor space across 2 principle rooms with a central hallway

## BUSINESS RATES

Interested applicants are advised to contact Harborough District Council.

## EPC

The property is listed and 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 at a rent of £5,000 per annum.

## VAT

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

## 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.



## SUBJECT TO CONTRACT Disclaimer:

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