



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

£4,500 Per annum

THE WORKSHOP, GILMORTON ROAD
LUTTERWORTH | LE17 4DU

- Storage Unit
- 603 sq ft GIA
- SAT NAV LE17 4DU

LOCATION

The property is located off Gilmorton Road, Lutterworth, in an established commercial area approximately one mile south of Lutterworth town centre. The location provides convenient access to the town's amenities and excellent transport links, being just 2 miles from Junction 20 of the M1 motorway, 6 miles from Junction 1 of the M6, and within close proximity to the A5 and A4303, offering connections to the wider Midlands road network.

DESCRIPTION

The unit provides 603 sq ft of space with an eaves height of 7.42 metres and a height to apex of 7.68 metres. Benefiting from a roller shutter door measuring 3 metres wide by 4 metres high and two personnel doors for access. The unit is currently unpowered, however, a generator can be used if required. Due to the lack of mains power, the premises is best suited for storage purposes.

ACCOMMODATION

The unit provides 603 sq ft (GIA) of ground floor space.

SERVICE CHARGE INFORMATION

A Service Charge of £0.40 to £0.50 per square foot is payable per annum.

BUSINESS RATES

Business Rates are approximately £2 per square foot, this is an apportioned rate as the Property forms part of the overall Industrial estate.

EPC

The Property is currently unheated and therefore is exempt from 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 £4,500 per annum.

VAT

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

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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