



WELLS MCFARLANE  
Chartered Surveyors and Property Consultants

01455 559030

Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£13,500 Per annum

UNIT 11 COSFORD BUSINESS PARK  
LUTTERWORTH | LE17 4QU

- 1,085 sq ft GIA
- Modern self-contained
- Constructed 2011.
- Electric roller shutter door



## LOCATION

The property is located on Cosford Business Park on Central Park immediately off Leicester Road in the heart of the Lutterworth Business District. The property occupies an excellent position with easy access to the town's comprehensive facilities and superb transport links. Unit 11 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

Cosford Business Park comprises modern self-contained high quality units suitable for a range of uses including light industrial, workshop, storage, trade showroom and office use. The unit benefits from 3 phase power supply, roof lights providing good natural light and high bay lighting. In addition the unit benefits from an electric roller shutter door. The unit has good internal clearance, with a maximum eaves height of 8m. To the front of the unit is forecourt parking and loading area.

## ACCOMMODATION

Unit 11 provides 100 sq m (1,085 sq ft) GIA. There is a potential to install a WC/kitchen as plumbing and waste is accessible.

## SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of the Business Park.

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £7,000. The April 2026 Business Rates Valuation is £7,900. Interested parties are advised to speak with the Local District Council for further information.

## TERMS

Available on terms to be agreed and by way of a new lease direct with the Landlord.

## VAT

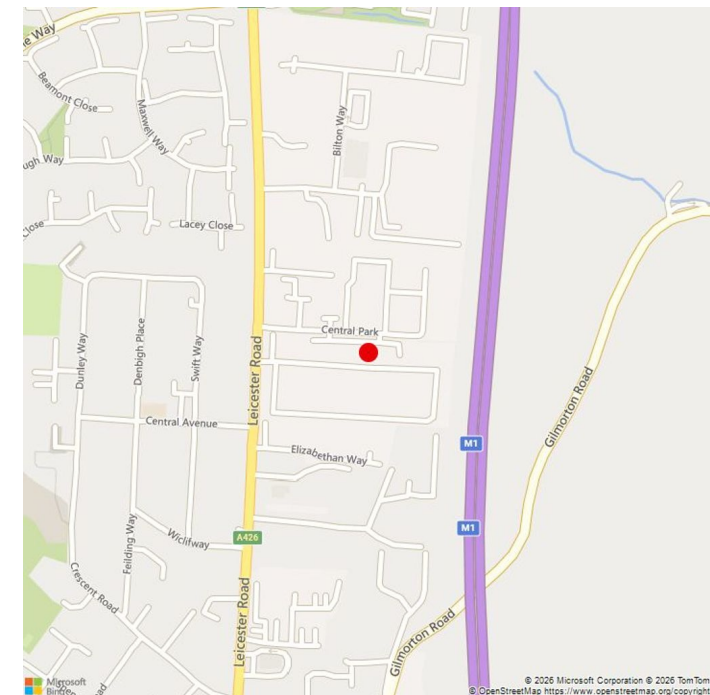
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

## LEGAL COSTS

Each party to bear their own 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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