



TO LET

£23,500 Per annum

UNIT 3, TURNPIKE CLOSE
LUTTERWORTH | LE17 4YB

- Total Area: 3,040 sq ft GIA
- Three phase power and gas
- Roller shutter door
- Mezzanine Floor

LOCATION

The Property is located on Turnpike Close which is located immediately off Bilton Way and 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 3 Turnpike Close 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

The property is a self-contained industrial unit situated within a terrace of units. The property is of steel portal frame with block brick work construction and profile cladding. The unit benefits from a roller shutter door, three phase power, mezzanine floor, lighting throughout, suspended ceilings in parts, perimeter power and data points, a ground floor reception, office and WCs. The Property benefits from 5 parking spaces.

****No Motor Trades****

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis and provides the following accommodation:

Ground Floor: 1,500 Sq Ft (139.35 Sq M)

First Floor: 1,540 Sq Ft (143.07 Sq M)

Roller shutter: (H) 4.6m x (W) 3.01m

BUSINESS RATES

The whole building has a current April 2026 Rateable Value of £13,750, at this level Tenants may benefit from an element of small business rates relief however interested applicants are advised to make their own enquiries with the Harborough District Council.

EPC

Unit 3 has an EPC Rating of E.

TERMS

The property is available by way of a new Lease.

VAT

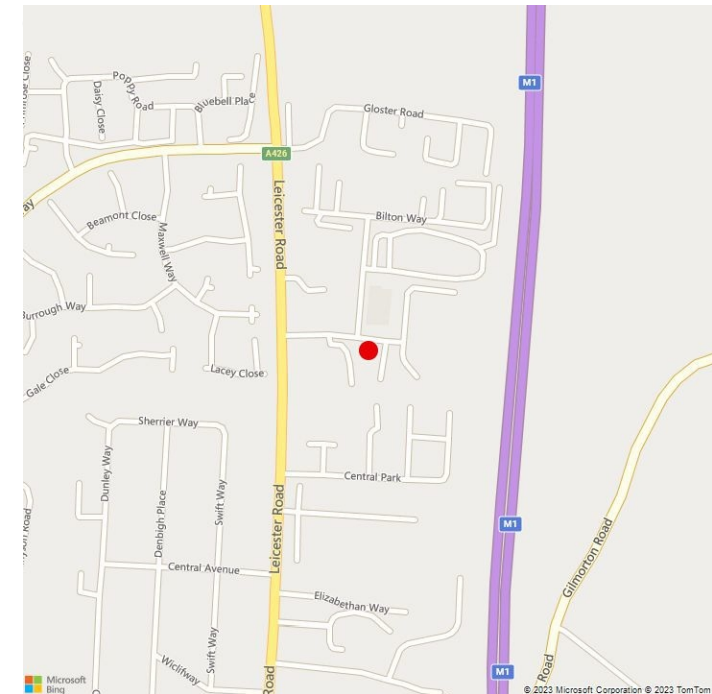
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

LEGAL COSTS

Each party is to bear the cost of their own legal fees.

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





SUBJECT TO CONTRACT Disclaimer:

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