



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

1B TUNGSTEN PARK, BILTON WAY
LUTTERWORTH | LE17 4JA

- 2,500 Sq Ft
- 6m Eaves Height
- Dedicated parking area

LOCATION

Lutterworth has excellent transport links and the town is situated on Junction 20 of the M1 and approximately 4 miles from Junction 1 of the M6. The A5, A14 and M69 are also within easy travelling distance of this pleasant country town.

DESCRIPTION

Unit 1B is a high quality portal framed industrial unit benefitting from 6m eaves height, level loading roller shutter door, suitable for B1(C), B2 & B8 uses, designated parking areas and main services provided with a small reception area, w.c and high bay lighting.

Industrial / Warehouse Unit 2,500 Sq Ft.

ACCOMMODATION

The Property provides the following Gross Internal Area (GIA): 2,500 Sq. Ft.

BUSINESS RATES

The Unit has a rateable value of £16,750 per annum for the period from the 1st April 2026

EPC

The Property has an EPC of B (28). A Copy of the certificate is available upon request.

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.



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Particulars Dated April 2026

