



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

£7,000 Per annum

UNIT 3D, LADYWOOD WORKS
LUTTERWORTH | LE17 4HD

- Workshop/storage unit
- 860 sq ft GIA
- 3 Phase Power
- SAT NAV LE17 4HD

LOCATION

Unit 3D 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. The property 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 range of units accommodating a variety of uses, including light industrial, workshop, storage, and trade showroom purposes. Unit 3D offers a well suited, compact space ideal for storage or workshop use, appropriate for both private individuals and businesses. The unit is accessed via double doors measuring approximately 1.3m in width and is fitted with a roller shutter, providing additional security. The property further benefits from a 32-amp three-phase power supply, concrete floor, fluorescent lighting and the right to park 2 vehicles.

Please note that there are no welfare facilities within the unit.

ACCOMMODATION

Unit 3D provides 860 sq ft (GIA) of ground floor space.

SERVICE CHARGE INFORMATION

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

EPC

The Property is exempt from EPC due to being unheated/

TERMS

The property is available by way of a new lease direct with the Landlord on terms to be agreed at a rent of £7,000 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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