WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030
Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£12,450 - £42,000 Per annum

16 & 17 MIDLAND COURT, CENTRAL PARK
LUTTERWORTH | LE17 4PN

- 18 parking spaces
- 977 sq. ft - 3926 sq. ft available
- High Spec Office Space
- EV chargers on site

LOCATION

The property is located off Leicester Road within Central Park Business Park on the northern side of Lutterworth within walking distance of Lutterworth town centre. The property is situated approximately 2 miles from Junction 20 of the M1 motorway and 5 miles from Junction 1 of the M6.

DESCRIPTION

The property comprises a modern two-storey self-contained office building. The layout of the offices provides the flexibility to have open-plan office space with four office areas. All offices benefit from air-conditioning, carpeting throughout, perimeter trunking, suspended ceiling with LED lighting, double glazing, kitchen, WCs, and blinds. The property is fitted with intruder and fire alarms.

Car parking is located to the front and rear of the property with space for eighteen vehicles, two of which are fitted with EV chargers, and overflow car parking for visitors.

ACCOMMODATION

The property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

The NIA is 977 sq.ft - 3,926 sq.ft (90.76 sq.m - 367.73 sq.m)

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 £52,500 for the whole of the Property. Interested parties are advised to speak with the Local District Council for further information.

EPC

The property has an EPC of C. A copy of the certificate is available upon request.

TERMS

The property is available by way of a new lease direct with the Landlord on terms to be agreed. The property is available with vacant possession February 2026.

VAT

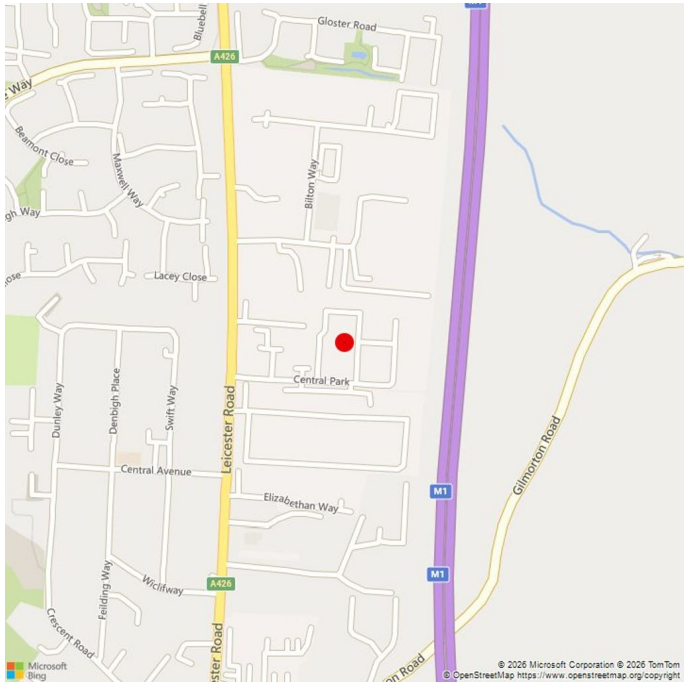
The property is opted to tax and therefore VAT is applicable to the Rent quoted.

LEGAL COSTS

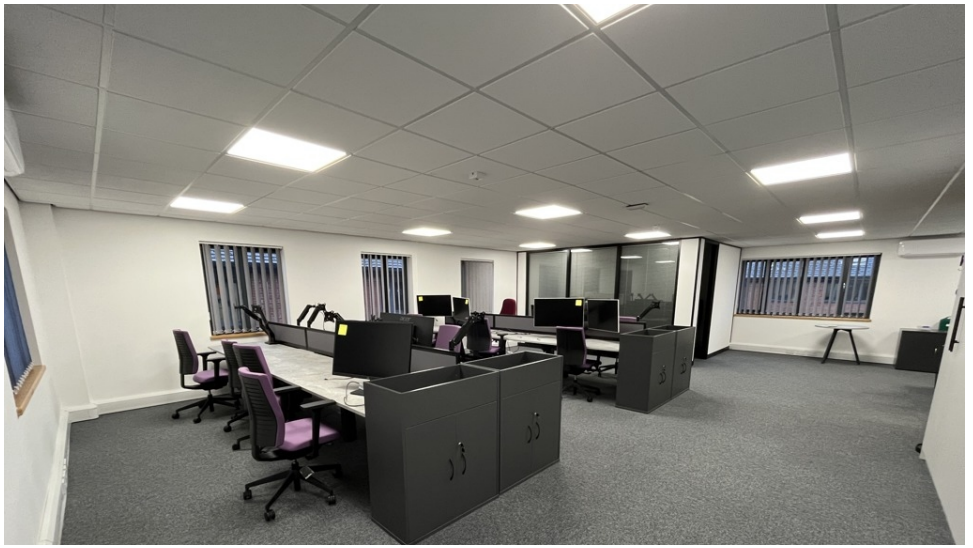
Each Party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity 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.











SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated September 2026