



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

£45,000 Per annum

BUILDING 3, LEICESTER ROAD
LUTTERWORTH | LE17 4HD

- 8,036 Sq.Ft
- 3 phase electricity
- 2,000 sq. ft Yard Space

LOCATION

Building 3 Ladywood Works is located on Ladywood Works Industrial Estate, Lutterworth. It is 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 1 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 single-storey industrial building constructed of brick. The main warehouse area is covered by a northern light roof, designed to optimise natural light. The property has been recently re-decorated with new toilets installed. Additional flat and pitched roofs extend over the office areas/ storage rooms, and WC facilities. Internally, the property is designed to offer maximum open plan industrial/warehouse use, allowing for flexible use. The property is equipped with three phase electricity supply, high bay lighting, parking for up to 6 vehicles, enclosed yard to the rear, and an eaves height of 4.5 meters. Additionally, the Property benefits from a level access door. The floor is of concrete structure throughout the property. There is a restricted height of 3.7 meters in certain areas due to the steel structure design. The property will be re-decorated in white, also lighting will be upgraded to LED. The property also benefits from a 2,000 sq.ft yard space to the rear.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis as defined within the RICS Code of Measuring Practice and provides 8,036 sq.ft (747 sq.m).

SERVICE CHARGE INFORMATION

The Tenant will be responsible for contributing towards the service charges for the common areas of the Business Park.

BUSINESS RATES

Rates and utilities are billed by the Landlord

EPC

The property is currently unheated and therefore is exempt from The Energy Performance of Building Regulations.

TERMS

The property will be let on a fully repairing lease.

VAT

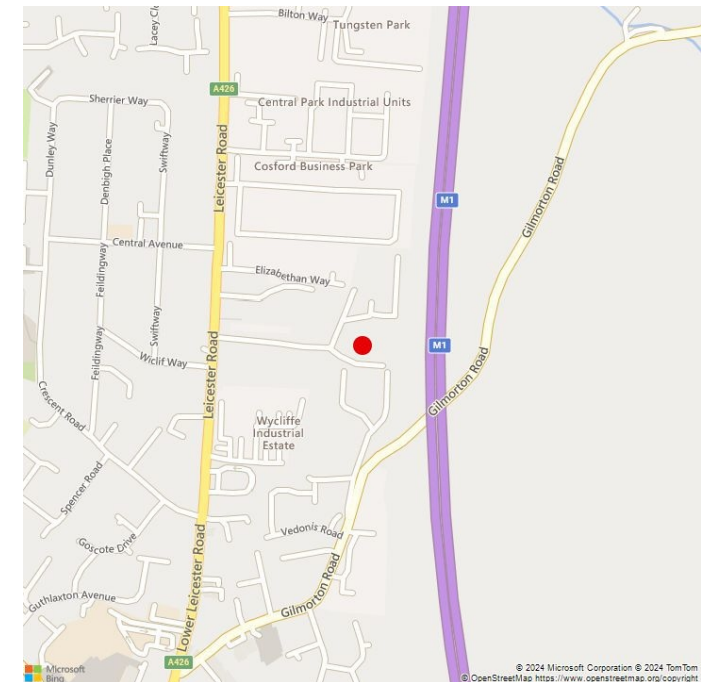
The property is opted to tax.

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.





SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated September 2026

