



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Devonshire House, 26 Bank St, Lutterworth LE17 4AG



TO LET

£12,750 Per annum

UNIT 6 BITTESWELL FARM, ASHBY LN
LUTTERWORTH
LE17 4LS

- No pets allowed
- 1,946 sq ft GIA
- Internal office and tea point
- 2.5 miles from M1 Junction 20

LOCATION

Unit 6 is located on Bitteswell Egg Farm just off the Ashby Lane in Bitteswell. The rural village of Bitteswell is located 2 miles from the centre of Lutterworth and benefits from superb access to the East Midlands transport network, being only 2.5 miles from Junction 20 of the M1 and 3.6 miles from the A5, with Magna Park, the M69, the M6 and A14 all within easy reach.

DESCRIPTION

Unit 6 is a self-contained warehouse unit with a concrete floor, brick and timber clad walling and parking to the side and rear. The unit benefits from single and three phase electrics, high bay lighting and large timber access doors. The unit also has an internal office, sink and tea station. Toilets are available nearby to the unit.

BUSINESS RATES

According to information provided by the Valuation Office Agency, Unit 6 has a Rateable Value as at April 2017 of £5,800. Interested parties are advised to speak with Harborough District Council for further information.

EPC

The property does not contain a heating system therefore does not require an EPC.

TERMS

The Property is available by way of a new lease direct with the Landlord on terms to be agreed.

VAT

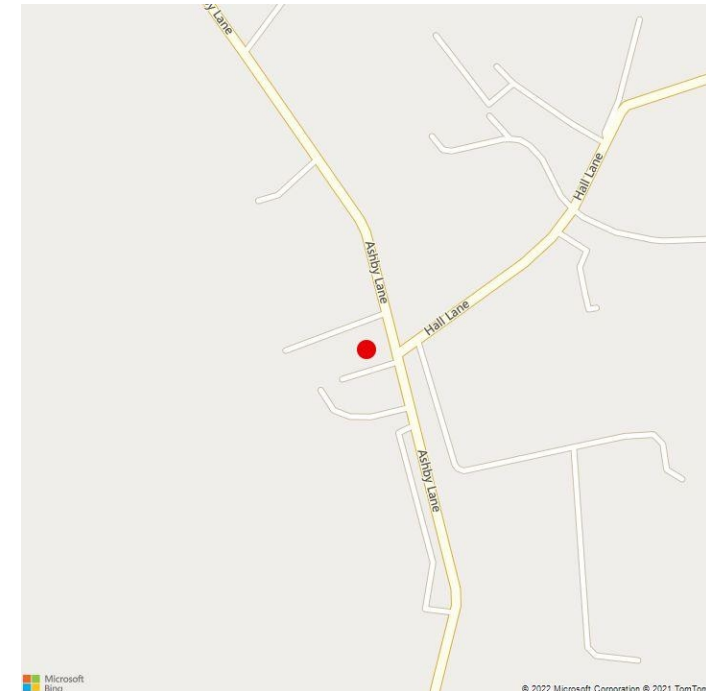
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

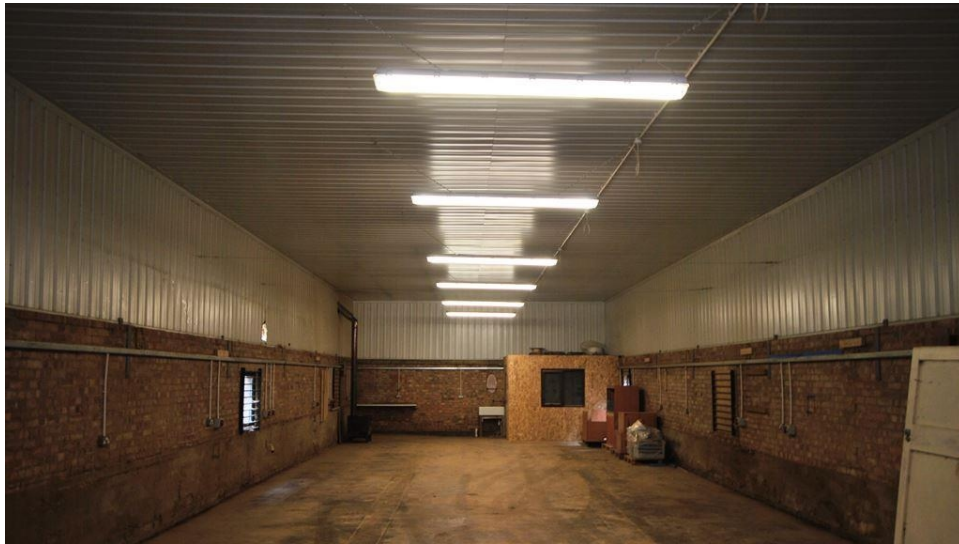
LEGAL COSTS

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" require us to verify the identity of the purchaser prior to acceptance of an offer by the seller. Our practice is to request that you bring both a driving licence and passport for all parties to accompanied viewings. Please contact us prior to submitting an offer if this is not possible, we will then discuss other acceptable methods to verify your identity.





SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars Dated July 2022

