



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

£22,600 Per annum

THE WORKSHOP, DOG LANE
LUTTERWORTH | LE17 6DY

- Fantastic rural location
- 1880 sq. ft. NIA office space
- Modern energy efficient construction
- Car parking

LOCATION

The Workshop is located in the stunning countryside of South Kilworth, being located between Lutterworth and Market Harborough and conveniently situated for the surrounding areas. Transport links are also excellent, with the M1, M69, A50 and A46 within a short distance.

DESCRIPTION

We are delighted to offer the ground floor office space available to lease in this superb modern timber clad building. Leading off from a shared reception hallway with flagstone floor, the office space is fitted out to a modern specification including an air conditioned heating and cooling system. The offices provide open plan, flexible space and benefits from its own kitchen and toilet facilities.

EPC

The property has an EPC Rating of A (22).

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 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.



SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated September 2025

