



**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

£22,500 Per annum

UNIT 6, TURNPIKE CLOSE  
LUTTERWORTH  
LE17 4YB

- Industrial unit with offices
- 2,430 sq ft over two floors
- Roller shutter door
- Three phase power and gas

## LOCATION

The property is located on Turnpike Close which is located immediately off Bilton Way and 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 6 Turnpike Close 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 self-contained industrial unit situated within a terrace of units. The property is of steel portal frame with block brick work construction and profile cladding. The unit benefits from a roller shutter door, three phase power, mezzanine floor, lighting throughout, suspended ceilings in parts, perimeter power and data points, a ground floor reception, office and WCs.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following accommodation:

Ground floor gross internal floor area: 324.53 sq ft ( 30.15 sq .m) First floor gross internal floor area: 330.78 sq ft ( 30.73 sq m) Warehouse gross internal floor area: 1,774.23 sq ft ( 164.83 sq m) Total GIA 2,429 sq ft (225.71 sq ft.) In addition there is a Mezzanine floor of 640 sq ft. (59.54 sq m)

## BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value as of April 2023 at £12,500. Interested applicants are advised to contact Harborough District Council with any queries.

## EPC

The property has an EPC Rating of D .

## TERMS

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

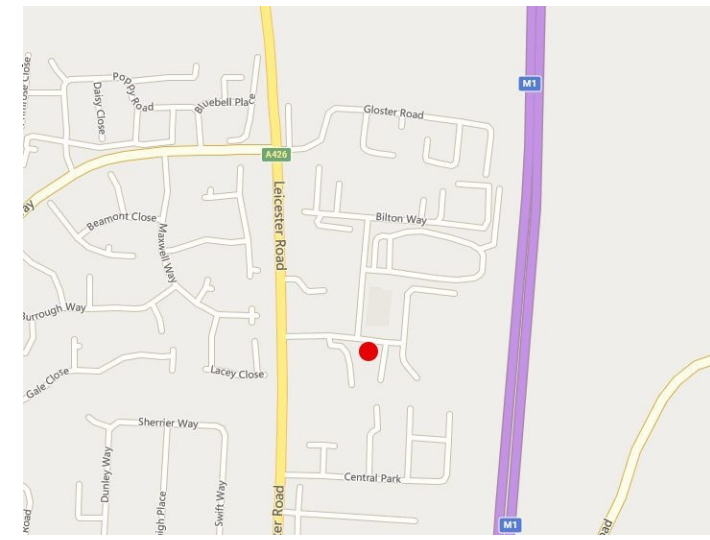
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

## 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



vacant possession from May 2025.

VAT







#### SUBJECT TO CONTRACT Disclaimer:

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