



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

£3,955 Per annum

UNIT BEHIND 48 MARKET STREET,
LUTTERWORTH | LE17 4EH

- Single Storey Property
- 565 sq.ft
- Town centre location

LOCATION

The Property is situated off Leicester Road, Lutterworth 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. The Property is 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

Secure unit which is ideal for storage and warehousing. The unit benefits from two access doors, power, eaves height of 3 meters and a concrete floor with a hard wearing carpet. Car parking is not provided.

ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

The GIA is 565 sq ft (52.45 sq m)

SERVICE CHARGE INFORMATION

EPC

The Property is unheated and does not require an EPC.

TERMS

A new lease is available direct with the Landlord with terms to be negotiated between the parties.

VAT

The Property is not elected for VAT.

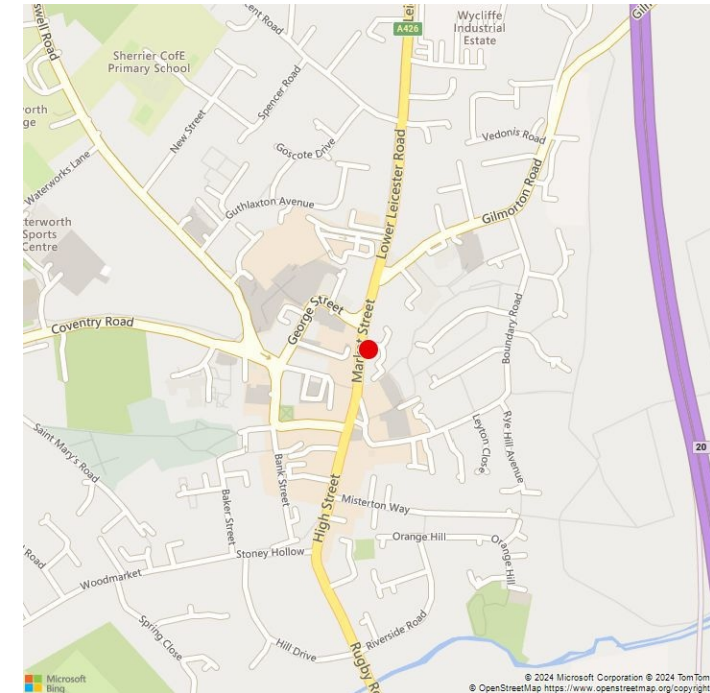
LEGAL COSTS

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.





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