



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Lutterworth LE17 4HB



TO LET

Price on application

UNIT 4, COVENTRY ROAD
LUTTERWORTH
LE17 4JB

- Available Autumn 2024
- Virtual Tour Available
- New Build Industrial/Logistics

LOCATION

Enterprise Park, Lutterworth is a new industrial/logistics opportunity in the heart of Magna Park.

Located 2 miles from M1 J20 and 7 miles from M69 J1, Enterprise Park Lutterworth is easily accessible via the A5 and A4303 and is a well established industrial/logistics space with occupiers including Movianto, Whistl, JD.com, Lidl, Toyota and Asda.

ACCOMMODATION

The Property has been designed to measure 43,658 sq ft (4,055 sq. m), which incorporates 4,133 sq ft (383 sq. m) of office space.

There will be 2 level access doors and 4 dock doors with a yard depth of 36m. The eaves height will be 10m.

The property will benefit from expansive yard space, 500 KVA power supply and 43 car parking spaces.

The Property is due to be available in Q4 2024.

BUSINESS RATES

The Property will be assessed for Business Rates when constructed.

EPC

The Property will be built to BREEAM rating of 'excellent' and an EPC rating of 'A'

VAT

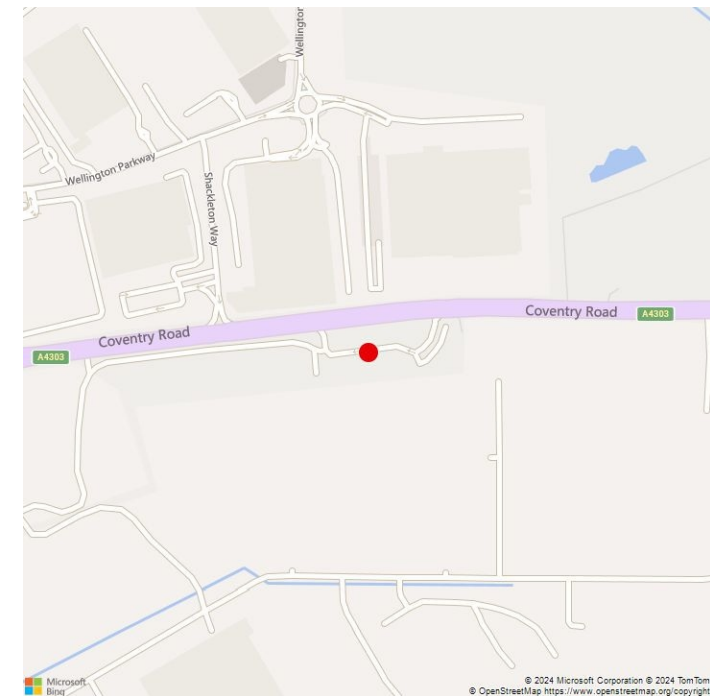
The Property will be opted to tax and therefore VAT is applicable to the Rent quoted.

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 March 2024

