



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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



TO LET

£11,250 Per annum

FIRST FLOOR APEX HOUSE BANK ST
LUTTERWORTH
LE17 4AG

- Open plan character offices
- Approximately 1,152 sq ft NIA
- Central location

LOCATION

Apex House is situated off Bank Street in Lutterworth Town Centre. The property is within walking distance of the towns comprehensive facilities which include supermarkets, banks, post office, library, gym and chemists. Lutterworth has excellent transport links and the town is situated on Junction 20 of the M1 and approximately 4 miles from Junction 1 of the M6. The A5, A14 and M69 are also within easy travelling distance of this pleasant country town.

DESCRIPTION

This first floor office suite provides characterful open plan office accommodation with two separate Director's Offices/Meeting Rooms. The office benefits from perimeter power and telecoms points, central heating, a kitchen and car parking immediately adjacent to the building. Additional first floor office space is also available by way of negotiation.

First Floor Office 1,152 sq ft

BUSINESS RATES

Rateable Value : £11,000

According to information provided by the Valuation Office Agency website the Ground Floor of Apex House is currently rated together with the First Floor of the building and they will therefore need to be re-valued as separate hereditaments. For an estimate of the likely business rates payable, interested parties are advised to contact Harborough District Council.

EPC

This property has an EPC rating of C(65). A copy of the certificate is available upon request

TERMS

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

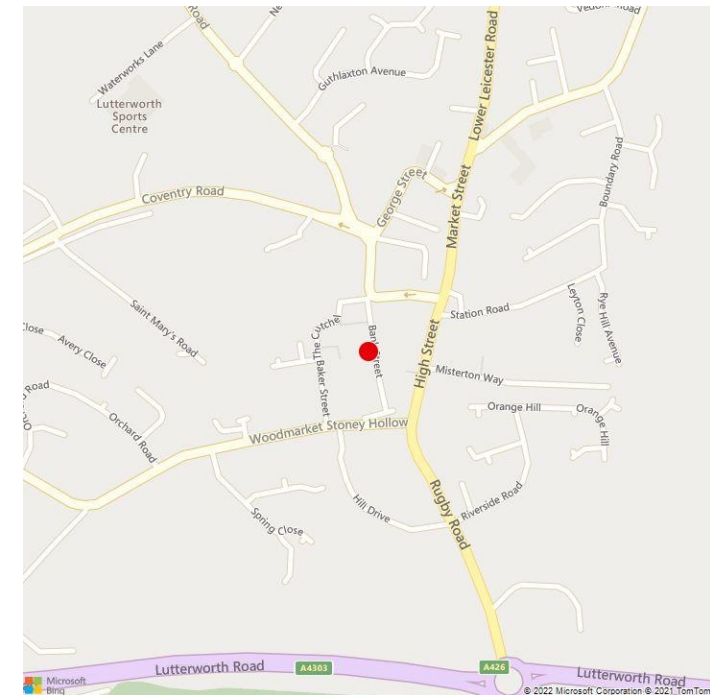
LEGAL COSTS

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 April 2024

