



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

£222,000 Per annum

UNIT 10 C&V BUSINESS PARK,  
LEICESTER ROAD  
LUTTERWORTH | LE17 4HE

- 37,000 Sq.Ft
- 3 phase electricity
- 24 Hour Access



## LOCATION

C&V Business Park is an industrial business park situated in Lutterworth just off the A426, within 2 miles of junction 20 of the M1 at Lutterworth, 5 miles from junction 1 of the M6 at Rugby and within easy reach of the A5 and M69. The Business Park benefits from secured access, circular road to manage Business Park traffic and CCTV.

## DESCRIPTION

The property is a single-storey warehouse premises of brick construction with a northern-light roof which covers the warehouse space with further flat and pitched roofs covering the office's/storerooms and WC sections. Internally, the premises has been laid out to provide maximum open plan warehouse space.

The internal accommodation provides warehousing with storage space, ancillary offices and WC. The Property benefits from 3 phase electricity, high bay lighting, eaves height of 7.5 meters, three level access doors on two elevations and a concrete floor throughout. The property benefits from a 5000 sq. ft yard/car parking which is located adjacent to the Property. There is a restricted height of 5.2 meters in certain areas due to the gantry crane rails.

## ACCOMMODATION

The Property has been measured on a Gross Internal Area basis as defined within the RICS Code of Measuring Practice and provides 37,000 Sq. Ft (3,437 Sq .M).

## SERVICE CHARGE INFORMATION

The Tenant will be responsible for contributing towards the service charges for the common areas of the Business Park.

## EPC

The Property is currently unheated and therefore is exempt from The Energy Performance of Building Regulations.

## TERMS

The Property will be let on Internal repairing lease terms for a term of 10 years.

## VAT

The Property is opted to tax.

## 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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