



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

£10,380 Per annum

OFFICE 7, ULLESTHORPE ROAD  
LUTTERWORTH | LE17 4LR

- 865 sq. ft. (80.36 sq. m.) NIA
- Period features
- Located on established Business Park location
- Substantial Parking facilities available

## LOCATION

Bitteswell Business Park is a small business park consisting of office and warehouse/ industrial units located in a semi-rural area, yet benefitting from superb access to the East Midlands transport network. J20 of the M1 lies 3 miles South East on the edge of the nearby town of Lutterworth, Magna Park and the A5 is less than 1.5 miles away facilitating easy access to the M69, M6 and A14.

## DESCRIPTION

The Hunting Lodge is a detached three storey office premises, that has been divided to form 3 high quality offices with immense character and period features on each floor of the building. The newly constructed communal entrance leads in to a carpeted reception that provides access to the first floor offices known as Office 7. The office benefits from CAT 3 lighting, power and data points, electric heaters, feature full height bay windows. Additional accommodation includes a kitchen and male and female WC's.

## ACCOMMODATION

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

The NIA is 865 sq. ft. (80.36 sq. m.)

## SERVICE CHARGE INFORMATION

A service charge is applicable for the upkeep, maintenance and repair of common areas within Bitteswell Business Park, to include landscaping, waste disposal, external lighting and electric security gates. In addition to this each tenant is recharged the insurance for their building.

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has a Rateable Value of £9,200. Interested parties are advised to speak with the Local District Council for further information.

## EPC

The Property has an EPC of E. A Copy of the certificate is available upon request.

## TERMS

The property is available to let by way of a new lease.

## LEGAL COSTS

Each party to bear their own legal costs.

## OFFER PROCEDURE

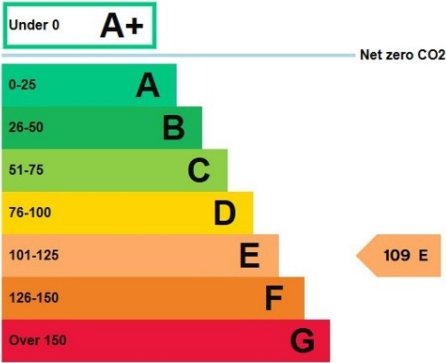
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### Energy rating and score

This property's energy rating is E.



### SUBJECT TO CONTRACT Disclaimer:

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