



**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**

£180,000 Per annum

UNIT B ENTERPRISE PARK, MAGNA PARK  
LUTTERWORTH | LE17 4WZ

- 15,079 sq ft warehouse at Magna Park
- Two level access loading bays
- Ideal for motorways M1, M6 & M69
- Assignment of 7 year unexpired Lease

## LOCATION

Enterprise Park is located at the UK and Europe's largest dedicated distribution park. Situated at Magna Park in Lutterworth, Enterprise Park benefits from a high quality business environment specifically focused on logistics and distribution. Magna Park can be found at the heart of the Golden Triangle with easy access to the M1, M6 and M69 motorways.

## DESCRIPTION

Unit B is a high-quality portal framed industrial warehouse benefitting from 8m eaves height, LED pendant style high-bay lighting, two level loading doors, intruder Alarm and CCTV. The current tenant has installed a single storey office section, separate kitchen facilities and a locker room. Externally the Property benefits from a concrete loading apron and parking facilities which measure approximately 25 metres by 36 metres maximum. The Property is suitable for B1(C), B2 & B8 uses.

## ACCOMMODATION

The Property has been measured on a Gross Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice. The GIA is 15,069 sq ft 1,399 sq m).

## SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of Enterprise Business Park.

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £61,000. Interested parties are advised to speak with the Local District Council for further information.

## EPC

The EPC Rating for the Property is to be confirmed.

## TERMS

The Property is available by way of an Assignment with approximately seven years of the full repairing and insuring lease unexpired. The current rent payable is £180,000 per annum.

## VAT

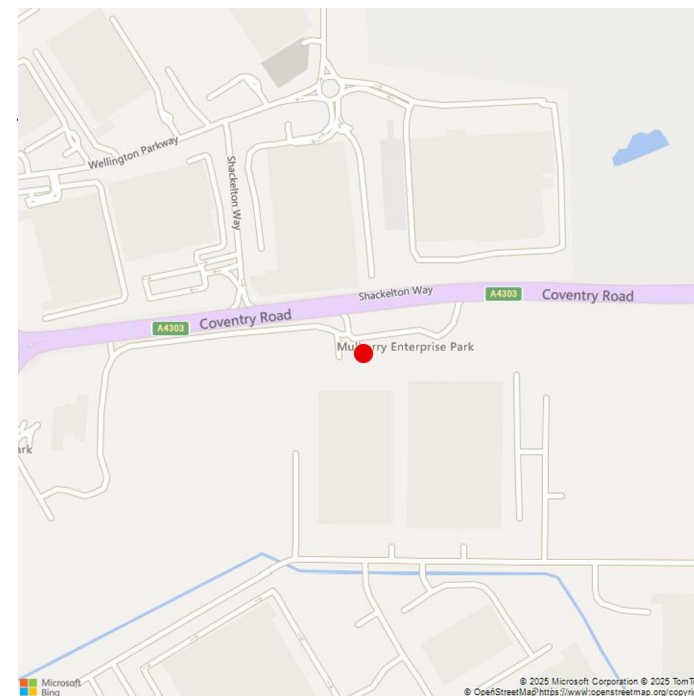
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

## 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





## SUBJECT TO CONTRACT Disclaimer:

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