



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

£15,500 Per annum

UNIT E FIRST FLOOR ALMA PARK,  
WOODWAY LANE  
LUTTERWORTH | LE17 5BH

- High Quality Office Space
- 1,154 sq ft NIA
- Ample Parking on site
- Rural Location



## LOCATION

Alma Park is situated in an excellent strategic location on the A5 south of Hinckley and just north of Lutterworth approximately 3 ½ miles from Junction 1 of the M69 motorway and 5 ½ miles from Junction 20 of the M1.

## DESCRIPTION

Unit E is a first floor office, built to a very high standard and in keeping with the traditional style of farm building conversions at the business park, but benefiting from modern build specifications. Suite E comprises a open plan accommodation plus meeting room / private office and a kitchenette. All office areas benefiting from raised floors, CAT 2 lighting and wet central heating system, which is supplied via an environmentally friendly bio-mass boiler with fuel provided from the sustainably managed poplar coppice on site. Sufficient welfare facilities are accessible. Character Offices 1,154 sq. ft.

## SERVICE CHARGE INFORMATION

The Property is subject to a Service Charge.

or landlord.

## EPC

The property is currently being assed for an EPC.

## TERMS

The property will be let by way of a new lease on terms to be agreed between the parties.

## 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



#### SUBJECT TO CONTRACT Disclaimer:

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