



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

£10,000 Per annum

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

- High Quality Office Space
- 732 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 L 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 L comprises a open plan accommodation and a kitchenette. Benefiting from raised floors, recessed 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 732 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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