



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

£17,500 Per annum

UNIT 7 C&V BUSINESS PARK, LEICESTER
ROAD
LUTTERWORTH | LE17 4HE

- 2,500 sq. ft
- Versatile Use
- Car parking
- 24 Hour Access

LOCATION

C&V Business Park is a large 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.

DESCRIPTION

A well-presented, single-storey commercial unit situated within a secure, multi-use business park. Constructed of brickwork, the unit offers flexible accommodation suitable for a range of commercial uses including office use. Key features include the potential for 3-phase power supply, 2m wide roller shutter, solid concrete flooring, gas central heating, a dedicated yard area, and contemporary WC facilities. The layout can be adapted to meet specific operational needs. The business park benefits from 24/7 operational CCTV, enhancing site security.

ACCOMMODATION

The Property has been measured on a Gross Internal Area basis as defined within the RICS Code of Measuring Practice and provides 2,500 Sq. Ft (232.25 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 being assed for an EPC.

TERMS

The Property will be let on Internal repairing lease terms. A Service Charge contribution towards the upkeep of the communal areas is required in addition to the Rent quoted. The Rent and Service Charge are subject to VAT.

VAT

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

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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