



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

£25,000 Per annum

WYCLIFFE HOUSE, GILMORTON ROAD
LUTTERWORTH | LE17 4DY

- Versatile Use
- 4000 Sq Ft GIA
- Flexible open-plan layout
- SAT NAV LE17 4DY

LOCATION

Wycliffe House is situated off Gilmorton Road, Lutterworth in the heart of the Lutterworth Business District. The small estate occupies an excellent position, with easy access to the town's comprehensive facilities and superb transport links. Wycliffe House is located just one mile from Junction 20 of the M1 motorway, 5 miles from Junction 1 of the M6 and in close proximity to the A5 and A14.

DESCRIPTION

Wycliffe House comprises a variety of small units occupied for a range of uses including a gym, swim school and community centre. A versatile industrial/commercial unit extending to 4,000 sq ft (GIA), suitable for a wide range of uses including leisure, storage, trade counter, retail and similar activities (subject to planning). The property offers an adaptable open-plan layout with access to shared kitchen and WC facilities, along with five car parking spaces. Conveniently located within an established commercial area with good transport links, the unit provides flexible accommodation for a variety of business requirements.

ACCOMMODATION

The property provides 4,000 sq ft of ground floor space across 3 principle rooms.

SERVICE CHARGE INFORMATION

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

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £22,250. Interested parties are advised to speak with the Local District Council for further information.

EPC

The property is currently being assessed for an EPC

TERMS

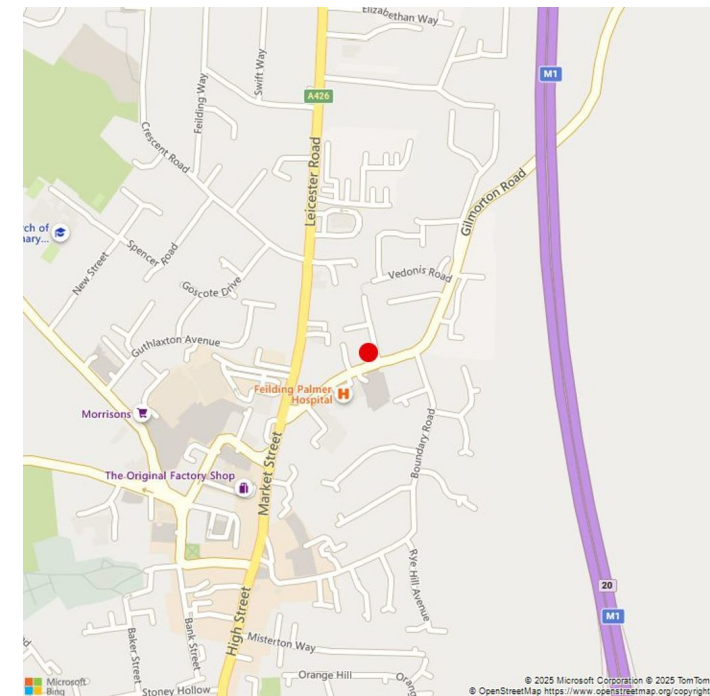
The property is available by way of a new lease direct with the Landlord on terms to be agreed at a rent of £25,000 per annum.

VAT

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

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity of our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to 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.





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