



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

£18,000 Per annum

UNIT 5 COSFORD BUSINESS PARK  
LUTTERWORTH | LE17 4QU

- Modern self-contained unit.
- Electric roller shutter door
- Excellent transport links
- 1,488 sq. ft GIA

## LOCATION

The property is located on Cosford Business Park on Central Park immediately off Leicester Road in the heart of the Lutterworth Business District. The property occupies an excellent position with easy access to the town's comprehensive facilities and superb transport links. Unit 8 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

Cosford Business Park comprises modern self contained high quality units suitable for a range of uses including light industrial, workshop, storage, trade showroom and office use. The unit benefits from 3 phase power supply, roof lights providing good natural light and high bay lighting. In addition the unit benefits from an electric roller shutter door, gas supply, water, two WC's and kitchen. The unit has good internal clearance, with a maximum eaves height of 8m. To the front of the unit is forecourt parking and loading area.

Currently the property has a full mezzanine which the current tenant will be removing in order to reinstate the property. The Valuation Office will be notified once the mezzanine floor has been removed as it will require revaluing for Business Rates.

## ACCOMMODATION

All measurements are taken in accordance with the RICS Code of Measuring Practice 6th Edition. The Property provides 1,488 sq ft GIA to the ground floor.

## SERVICE CHARGE INFORMATION

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

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £16,750. Interested parties are advised to speak with the Local District Council for further information. Please note this is on the basis that the mezzanine remains in situ. Current Tenant will be removing the mezzanine therefore VOA will be notified.

## EPC

The Property has an EPC of B (50). A Copy of the certificate is available upon request.

## TERMS

Available on terms to be agreed and by way of a new lease direct with the Landlord.

## VAT

The Property is not opted to tax and therefore VAT is not applicable to the rent quoted.

## LEGAL COSTS

Each party to bear their own costs.

## 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.



## SUBJECT TO CONTRACT Disclaimer:

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