



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

£12,000 Per annum

FIRST AND SECOND FLOORS, 33 HIGH
STREET, LUTTERWORTH | LE17 4AY

- 1,272 sq ft. self-contained character offices
- First and second floor accommodation
- Town centre location

LOCATION

33 High Street occupies a prominent location in the centre of Lutterworth town. Lutterworth has excellent transport links and the town is situated on Junction 20 of the M1 and approximately 4 miles from Junction 1 of the M6.

DESCRIPTION

Access to the property is off the High Street, with the offices situated on the first and second floors of this traditional building around a period galleried staircase. The first floor compromises of 4 separate offices, with the second floor offering a further 3 offices. The property also benefits from WCs, a kitchen and storage area.

ACCOMMODATION

First Floor: 4 Offices, Second Floor; 3 Offices
The property further benefits from toilet and kitchen facilities

EPC

The Property has an EPC Rating of D.

TERMS

The Property is available by way of a new full repairing and insuring lease direct with the Landlord on terms to be agreed. The Property will be available from mid-December 2025.

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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Particulars Dated October 2025

