



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

£8,000 Per annum

MANOR HOUSE, OFFICES 6 & 7 14
MARKET STREET
LUTTERWORTH | LE17 4EH

- Two storey self-contained offices
- 739 sq ft NIA
- Central location
- 2 parking space

LOCATION

Manor House is located on Market Street in Lutterworth. It is within easy walking distance of the town's comprehensive facilities which includes Waitrose and Morrisons supermarkets, a bank, Post Office, library, gym, chemist and a variety of coffee shops and takeaways. Lutterworth has excellent transport links with the town being situated on Junction 20 of the M1 and approximately 4 miles from Junction 1 of the M6. The A5, A14 and M69 are also within easy travelling distance of this pleasant Market Town.

DESCRIPTION

Manor House is a three storey Georgian Property comprising multiple offices with an impressive entrance lobby and a two storey self-contained wing to the rear. The offices being offered to the market are located within the two storey self-contained wing. The ground floor consists of an entrance hall, office area, WC and kitchen area. The first floor consists of two open plan office spaces. The offices benefit from gas central heating, fitted carpets, power points throughout and one parking space.

Self-Contained Two Storey Office 739 Sq Ft
NIA

ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice and provides approximately: Ground Floor: 323 sq ft NIA First Floor: 416 sq ft NIA Total: 739 sq ft NIA

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £3,150. Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property is listed and is therefore exempt from EPC requirements.

TERMS

The Property is available by way of a new Lease.

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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