



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

£11,000 - £32,500 Per  
annum

13 ST. JOHNS BUSINESS PARK  
LUTTERWORTH | LE17 4HB

- Three-storey modern office building with heating and cooling system
- Modern offices with welfare facilities
- Flexible use due to Class E status
- Thirteen parking spaces



## LOCATION

St John's Business Park is a secure park comprised solely of high quality offices. The Property is within walking distance of the town's comprehensive facilities which include supermarkets, Banking Hub, library, gym and chemists. Lutterworth has excellent transport links and the town is very close to 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 country town.

## DESCRIPTION

This modern three-storey office building offers quality accommodation throughout, finished to a contemporary specification suitable for a wide range of professional occupiers. The property provides a mix of open plan and partitioned offices.

Each floor benefits from its own fitted kitchen/kitchenette, while welfare facilities are conveniently positioned with two sets of WCs located on the ground and first floors. The building is serviced by a lift.

A high specification finish is provided across the accommodation, including suspended ceilings with integrated LED lighting, high grade flooring, and air-conditioning systems offering efficient heating and cooling.

The property benefits from flexible use within Use Class E (Commercial, Business and Service) as defined under the Town and Country Planning (Use Classes) Order 1987 (as amended).

## ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice:  
Ground floor 928.64 sq.ft (79.78 sq.m)  
First floor 957.88 sq.ft (88.99 sq.m)  
Second Floor 1039.42 sq.ft (96.56 sq.m)

The total NIA is 2925.52 sq ft (271.78 sq m).

## 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 £40,500. Interested parties are advised to speak with the Local District Council for further information.

## TERMS

The property is available on a new full repairing and insuring lease on lease terms to be negotiated. The Property can be Let as a whole or per floor basis.

## VAT

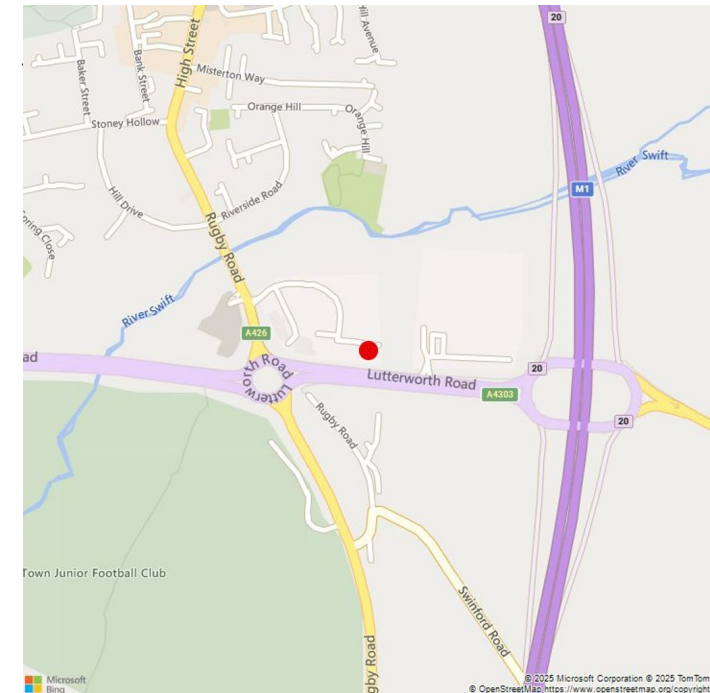
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

## LEGAL COSTS

All parties 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





#### SUBJECT TO CONTRACT Disclaimer:

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