



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



**FOR SALE/TO LET**

£3,600,000 Offers in excess of/  
£250,000 Per annum

**UNIT 4 BILTON WAY  
LUTTERWORTH | LE17 4JA**

- Warehouse Unit
- Within 1 mile of M1 J20
- Excellent car parking and yard area
- Well established Industrial location

## LOCATION

The premises are situated on Bilton Way at the northern end of the town but in the heart of the Lutterworth business district. The industrial estate is approximately one mile north of the M1 J20 and is conveniently located close to the comprehensive town amenities which include supermarkets and a post office. Road links to the area are superb with the nearby proximity of the M1 J20, M69, A14, A5 and Magna Park.

## DESCRIPTION

The property comprises a twin portal framed industrial/ warehouse unit clad in brick with insulated profile steel roof and a two storey office adjoining which benefits from gas central heating, CAT 2 lighting, kitchen/staff break out area and multiple WCs. Adjoining the principle warehouse is a further warehouse with mezzanine floor.

The warehouse benefits from an eaves height of 6.75m with a loading bay height of 5m, and comprises a level loading door to the front with 3 glazed over clad loading doors adjacent, gas blower heating, lighting and racking (available by separate negotiation). The link warehouse benefits from a level access loading door with a glazed over clad loading door adjacent.

Externally there are loading facilities directly in front of the units benefitting from good lorry parking, with an additional car park area situated to the side.

The property further benefits from 90 solar panels providing power to the unit, with any excess being sold back to National Grid

## ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

The total GIA is 41,866 sq ft

Main warehouse: 30,311 sq ft

Ground floor office: 2,165 sq ft

First floor office: 2,165 sq ft

Second link warehouse: 7,225 sq ft

## EPC

The property is being re-assessed for an EPC

## TERMS

The property is available Freehold with Vacant Possession or on a Leasehold basis.

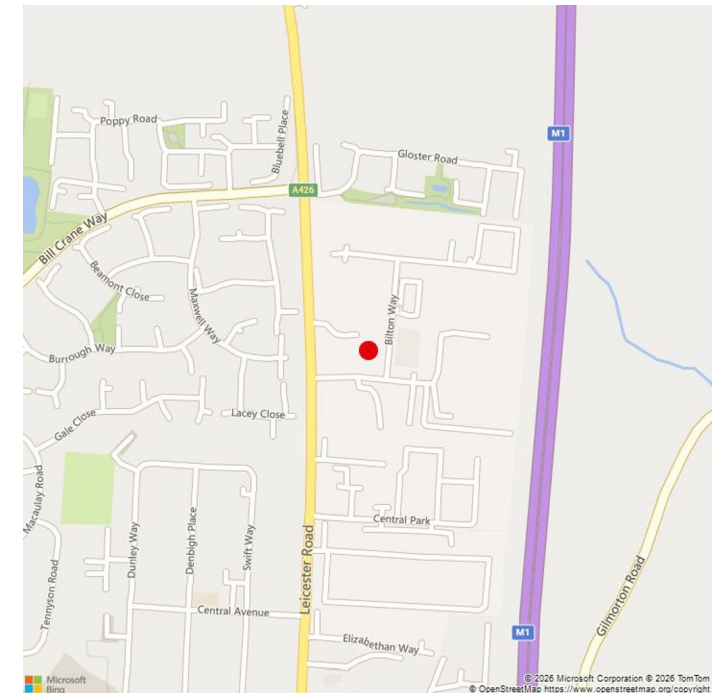
## LEGAL COSTS

Each party to bear their own legal fees.

## 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.





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