



# 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 - £1,200,000 OIRO

Unit 1, Elizabethan Way, Leicester Road, LE17 4NJ

- 11,154 sq. ft GIA
- POTENTIAL OWNER OCCUPIER
- PROMINENT COMMERCIAL LOCATION
- £75,000 PER ANNUM PASSING RENT

## Lutterworth Key Data

- Lutterworth is a historic market town in the Harborough District of Leicestershire. Benefiting from being in the heart of the Golden Logistics Triangle which is an area of the Midlands comprising of 289 square miles which is renowned for its high density of distribution facilities. Being within a 4-hour drive of 90% of the UK population, it is easily accessible by the M1, M6 and M42 motorways, making it a prime location for business.
- Magna Park Lutterworth is a widely acclaimed Business Park within the industry for setting new standards in terms of design, environmental management, sustainability and job creation.
- Leicestershire County Council have announced that 2,750 new homes and 36 acres of business space will produce around 5,000 jobs in Lutterworth.



17,946 people  
within a 10  
minute drive



155,271 people  
within a 20  
minute drive



1,149,301 people  
within a 30  
minute drive

The Property is situated approximately 0.5 miles from Lutterworth town centre, in an established mixed-use area comprising industrial, office and retail occupiers. The location benefits from good accessibility, with convenient links to local amenities and transport connections, making it well suited for a range of commercial uses.





## Local Area

- Lutterworth is situated on the A426 road, with M1 accessible at Junction 20. The Town is also within a few miles of the M6 motorway and the A5 trunk road. The nearest train station is in Rugby which is under 7 miles from Lutterworth town centre.
- The Local area offers a range of shops, cafes, pubs and restaurants which contributes to the towns heritage.
- The Lutterworth Town Centre Masterplan 2021 (ongoing) aims to rejuvenate the town by creating a more cohesive and accessible centre. This includes modifications to road layouts and pedestrian walkways, enhancing both the town's visual appeal and its everyday functionality for motorists and pedestrians.

### Nearby Occupiers

Costa Coffee

Waitrose

Morrisons

DHL Warehouse

Asda/George Warehouse

Toolstation

Screwfix

Amazon Warehouse

Eddie Stobart

Euronics

JD Sports Warehouse

Lidl



## Property Description & Tenancy Schedule

- The Property comprises a steel portal framed building with brick and block infill elevations. Internally, the warehouse area benefits from solid concrete flooring, while the roof has been upgraded with insulated panels incorporating roof lights throughout, providing the warehouse with natural light.
- Only part of Elizabethan Way, extending from the A426 to the eastern boundary of the Property, will be included in the sale. The unit to the rear of the Property is responsible for the maintenance of this section of the road.
- Access to the warehouse is provided through the yard via a roller shutter door measuring approximately 4.1m x 4.7m, allowing convenient movement between the warehouse and the external yard. Externally, the property benefits from a substantial yard and parking area extending to approximately 10,400 sq ft. The office accommodation includes a mezzanine level, which is accessed directly from the warehouse.

- The property extends to approximately 11,154 sq. ft GIA, within this total the property comprises of office and mezzanine space.

<b>Total Property Area</b>	<b>11,154 sq. ft</b>
Office Area	11,154 sq. ft
Mezzanine Area	2,000 sq. ft

- The property benefits from a total of six WCs, with four located within the office accommodation and two serving the warehouse area. The warehouse provides a minimum eaves height of approximately 5.7m, rising to an apex height of approximately 9.4m.



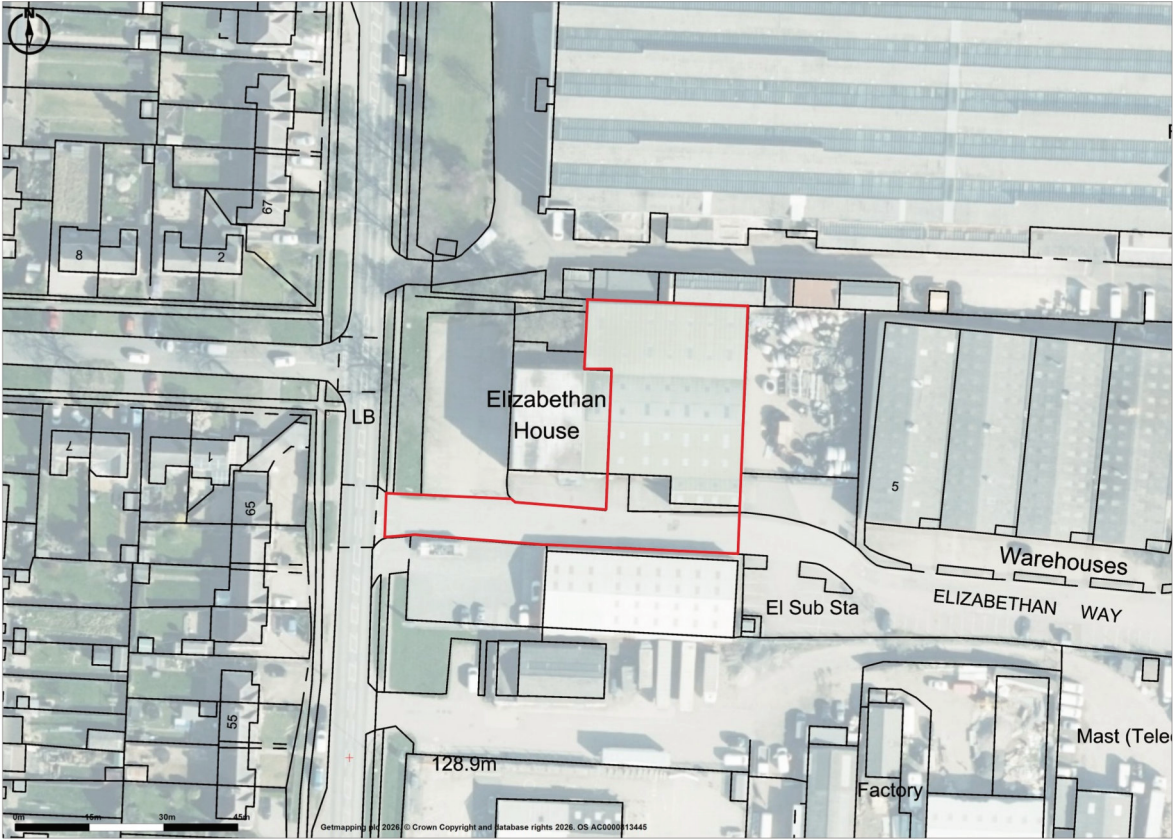
## Tenancy Schedule

Demise	Size sq. ft (GIA)	Commencement Date	Term	Break Date	Rent Review	Expiry	Passing Rent
Unit 1	11,154 sq. ft	01/01/2021	6 Years	n/a	n/a	31/12/2026	£75,000 Per Annum



# Photographs







## Further Information

### EPC

The Property is currently being assessed for an EPC.

### AML

The successful bidder will be required to satisfy the usual AML requirements when the memorandum of sale is agreed. Two forms of ID and proof of funds will also be required.

### VAT

This property has not been elected to tax.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

### VIEWINGS

Viewings to be accompanied by a Wells McFarlane staff member only.

### CONTACT

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