



## **TO LET**

### **INDUSTRIAL UNIT**

Unit 8 The Yard, New Street,  
Lutterworth, LE17 4PJ

Located on the fringe of Lutterworth  
town centre



Secure yard with gated access and two  
car parking spaces



Electric roller shutter access



3m eaves height



GIA - 581 sq ft (54.0 sq m)



## LOCATION

The subject property is located at the end of New Street, being situated on a secure site accessed via electric gates from the adjoining site. The surrounding area is mainly residential in nature, apart from the adjoining site which is occupied by a factory premises. New Street allows access to both Bitteswell Road and also Leicester Road (A426) both of which lead into Lutterworth town centre which is approximately ¼ mile distant. Additionally the A426 runs through the centre of the town from north to south and provides access to Junction 20 of the M1.

Lutterworth is a small Leicestershire town lying approximately fourteen miles to the south of Leicester. The town enjoys good local road communications including Junction 20 of the M1 being just outside the town and Junction 2 of the M6 at Rugby. The A5 Watling Street is also in close proximity.

## DESCRIPTION

The subject property comprises an almost new detached industrial unit of steel portal frame construction surmounted by a pitched roof. The eaves height is approximately 3m.

Internally, the unit benefits from WC facilities and a solid concrete base which is currently carpeted. There is an electric roller shutter access door (2.49m width x 2.80m height). There is LED lighting and rooflights.

Externally, there are two car parking spaces within a secure yard area.

## ACCOMMODATION

In more detail, the accommodation comprises the following on a Gross Internal Area (GIA) basis:

		SQ FT	SQ M
Ground	Industrial	581	53.97
		581 Sq Ft	53.97 Sq M

## SERVICES

We understand mains electricity, water and drainage are connected to the subject property.

## BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Harborough District Council is:

Rateable Value: £3,500

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available to let on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £7,200 per annum exclusive.

## LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's legal costs incurred in the grant of the lease.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(75)

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

## REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

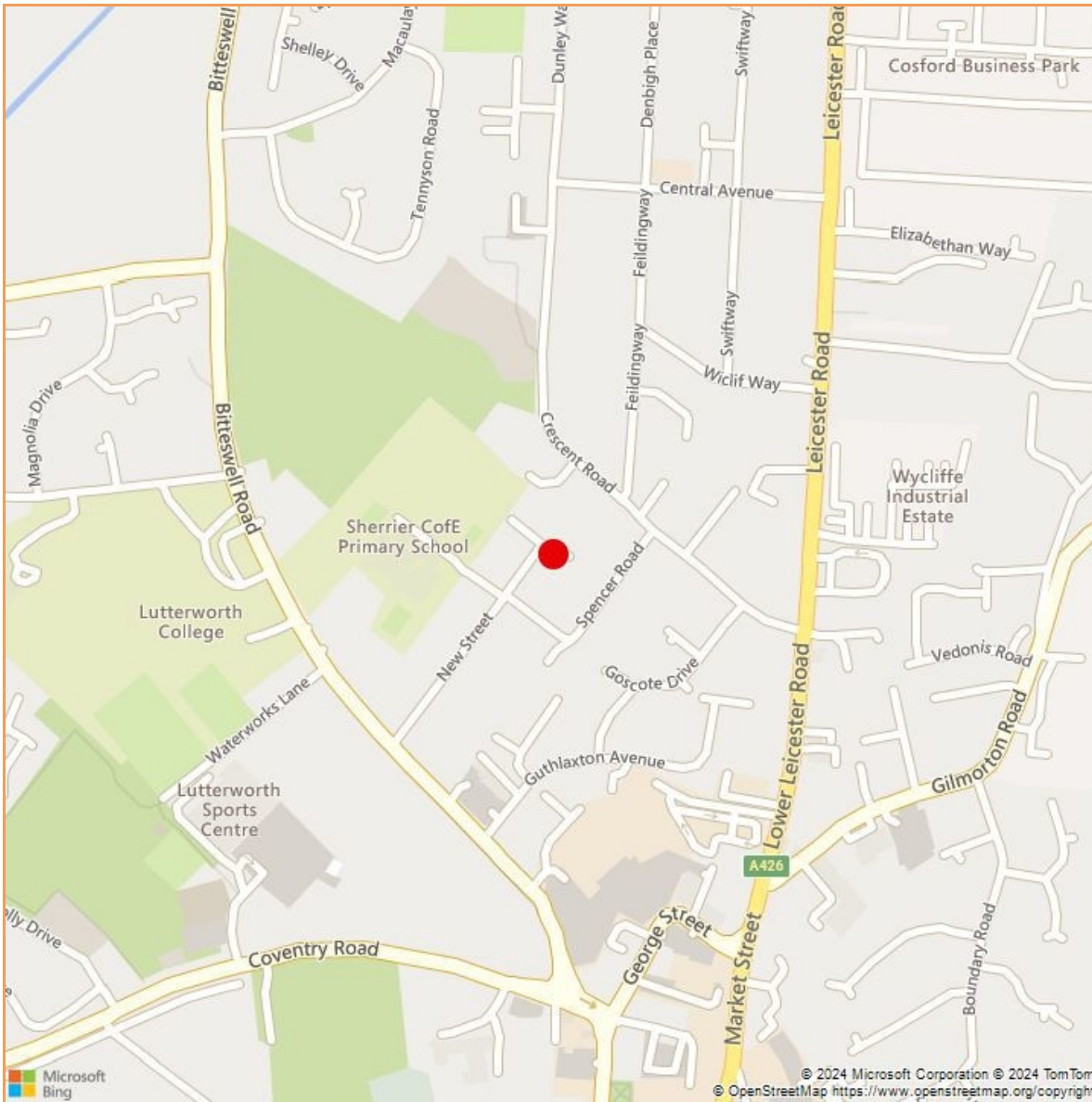
## NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website ([www.rics.org](http://www.rics.org)). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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