

NEW BUILD INDUSTRIAL UNIT. TO LET

Tungsten Park, Unit 1D, Bilton Way, Lutterworth, Leicestershire, LE17 4JA

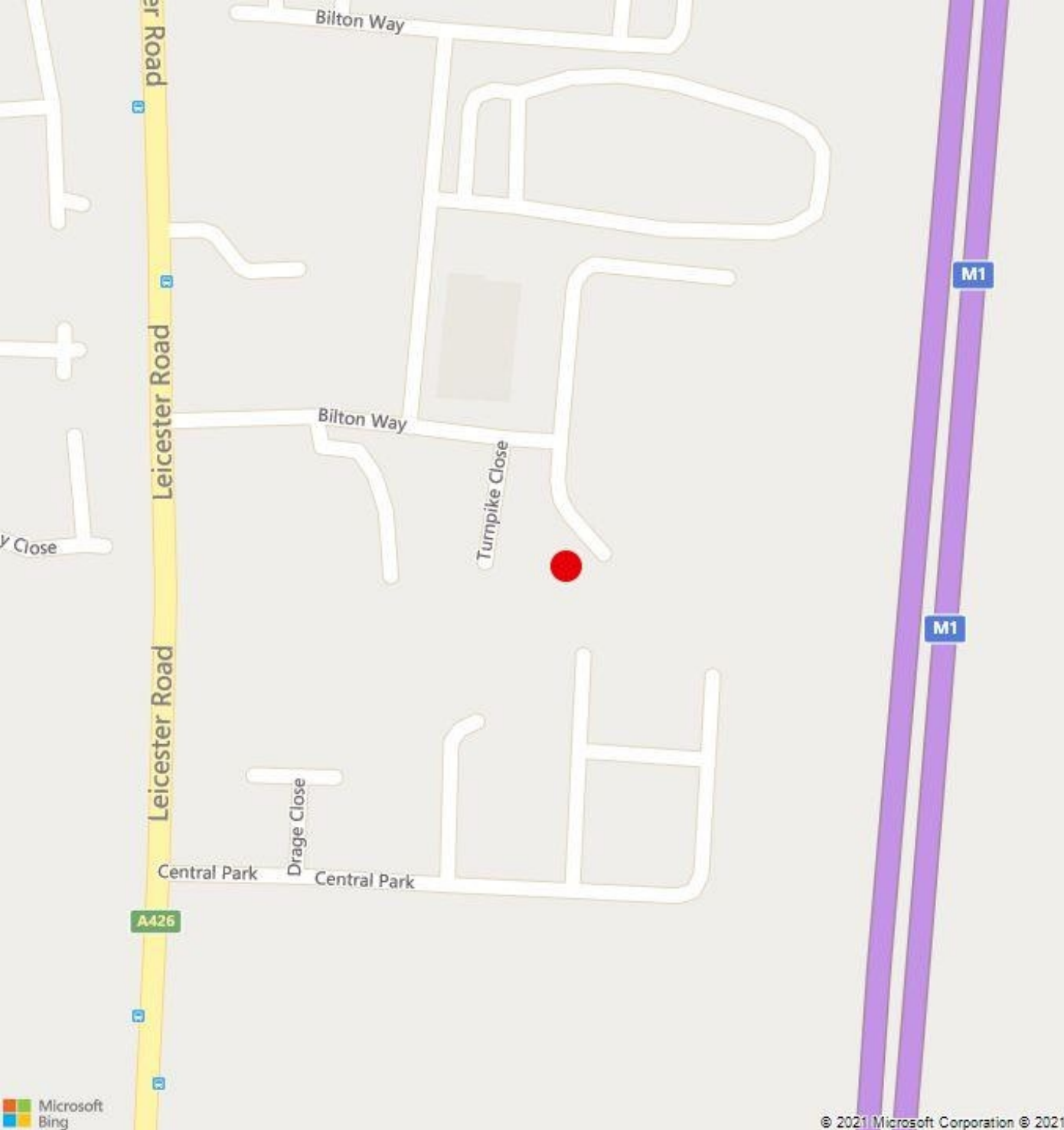


2,539 Sq Ft (235.87 Sq M)

£25,000 Per Annum Exclusive

- ▶ New Build Warehouse
- ▶ 6m Eaves Height
- ▶ Designated Parking
- ▶ Good Access to M1 (J20)





LOCATION

Lutterworth is a Market town situated within the Harborough District of Leicester. It is approximately 16 miles south of Leicester City Centre and 7 miles north of Rugby.

Lutterworth is situated on the A426 between Leicester and Rugby and provides access to the M1 motorway at junction 20, also providing superb access to the M6 and A5 trunk roads.

DESCRIPTION

Unit 1D is an end of terrace industrial/warehouse unit with minimum eaves of 6m.

Loading access is via a full sectional height door off a concrete service yard.

The unit benefits from all main services, including 3 phase power.

The property has 5 designated parking spaces externally.



ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Unit 1D	2,539	235.87
Total	2,539	235.87

All areas are quoted in accordance with the RICS Code of Measuring Practice

CURRENT RATING ASSESSMENT

The property is not currently assessed and all interested Parties are to make enquiries to Market Harborough District Council as to the rates liability.

EPC

An Energy Performance Certificate will be provided upon completion of the building.

RENT

£25,000 Per Annum Exclusive

LEASE TERMS

The property is available by way of a new lease on a full repairing and insuring basis for a term of years to be agreed.

VAT

VAT will be payable at the prevailing rate.

LEGAL COSTS

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

SERVICE CHARGE

There is a service charge in place for the maintenance of the communal areas - further information can be obtained from the agents.



VIEWING

Please get in touch to arrange a viewing.



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Will Shattock

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Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.



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