



wards

Commercial

Call 01455 251771
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TO LET
FIRST FLOOR OFFICES WITH PARKING
27B High Street,
Lutterworth LE17 4AB

- Town centre location
- Close to Junction 20 of M1
- 4 Car Spaces
- Gas Central Heating



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LOCATION

The property is located at first floor level, being situated in a building occupying a position on the corner of High Street and Misterton Way, Lutterworth. High Street itself forms part of the busy A426 main road. Lutterworth is a small South Leicestershire Town lying approximately fourteen miles to the south of Leicester, the population is in the order of 7,500. 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 to the Town.

DESCRIPTION

The property essentially comprises of first floor offices which are accessed via a pedestrian stairway off Misterton Way, and in more detail the accommodation comprises:

Office 1 184 sq ft (17.1 sq m)
Office 2 172 sq ft(16.0 sq m)
Office 3 274 sq ft(25.5 sq m)
Office 4 205 sq ft(19.0 sq m)
Office 5 155 sq ft(14.4 sq m)
Kitchenette 46 sq ft(4.3 sq m)

1036 sq ft(96.3 sq m)

The offices themselves benefit from suspended ceilings and computer lighting. Additionally, there is a car parking area to the rear of the property, and occupiers of the offices will be allowed 4 car spaces.

SERVICES

All mains services are connected to the property which benefits from a gas fired central heating system

RATES

As a result of web enquiry only, we are informed that the entries appearing in the Rating List of the Harborough District Council on 4th September 2009 were:

Rateable Value:£6,000

The actual liability may be subject to relief and / or downward phasing in respect of which regulations are made from time to time. We have not investigated the amount actually payable in respect of the subject property, but would be happy to do so if instructed.

TENURE

The premises are available on a brand new internal repairing and insuring lease, at the commencing rental of £9,500 per annum exclusive.

LEGAL COSTS

As is standard the ingoing tenant will be responsible for the landlords legal costs incurred in the grant of the lease.

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior telephone appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: (01455) 251771.

Please note: A referencing charge of £57.50 (£50.00 + 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 check 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.

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.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleascodeew.co.uk.