



## Unit 3 New Street, Lutterworth, LE17 4PJ

**£1,600**

AVAILABLE NOV / DECEMBER - TWO UNITS AVAILABLE INDIVIDUALLY OR COMBINED!

Conveniently located approximately 1.5 miles from M1 J19 and within walking distance of comprehensive town amenities.

Unit 3 is a total of approx 1900 sq ft (9.5 m wide x 18.5 m long)

3.5 m x 3.5m roller shutter door

3 phase electrics

£1600 pcm

Toilet and wash facilities

No business rates

### Charges

The tenants will bear the costs of the lease agreement of £350.00 +vat and the agent's fees of £300 + vat.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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