



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

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Eden House, 8 St John's Business Park, Rugby Road, Lutterworth LE17 4HB



**TO LET**

£9,995 Per annum

1 THE TERRACE, RUGBY ROAD  
LUTTERWORTH  
LE17 4BW

- Prestigious town centre office
- Dedicated parking
- Approx 1,189 sq ft NIA

## LOCATION

The property is located immediately off the Rugby Road in Lutterworth and occupies a prominent location with highly visible road frontage located close to all of the towns amenities. The property is situated approximately 1 mile from Junction 20 of the M1 motorway and 5 miles from Junction 1 of the M6.

## DESCRIPTION

**\*\* REDUCED \*\*** This fantastic office space at No. 1 The Terrace is located in a prominently placed Grade II Listed Building which forms part of a terrace of Georgian office properties. No 1 is the end terrace and has recently been refurbished throughout to include part new carpets and decoration. The property benefits from a host of original character features, a selection of office and meeting rooms and dedicated parking outside the property. The office has male and female WCs and a small kitchen. Character offices - 1,189 sq ft

## BUSINESS RATES

Rateable Value : £8,600

According to information provided by the Valuation Office Agency website, 1 The Terrace has an April 2017 Rateable Value of £8,600.00. However, the Rateable Value from 1 April 2023 will be £8,900.00. Interested parties are advised to speak with the Local District Council for further information.

## EPC

The property is Grade II Listed and therefore is exempt from the Energy Performance of Buildings Regulations 2007.

## TERMS

The property will be let by way of a new lease direct with the Landlord on terms to be agreed. Each party to bear their own legal costs.

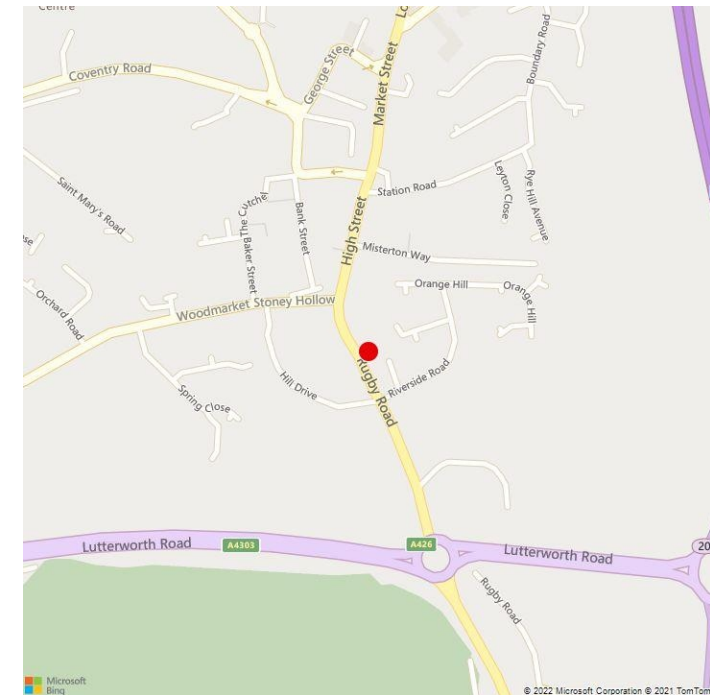
## LEGAL COSTS

Each party to bear their own legal costs.

## OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-

Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.







**SUBJECT TO CONTRACT Disclaimer:**

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Particulars Dated January 2024

