



TO LET

£20,000 Per annum

THE DATA CENTRE, LEICESTER ROAD  
LUTTERWORTH | LE17 4HD

- Office/workshop/storage unit
- 2303 sq ft (NIA)
- Character Property

## LOCATION

The Property is situated off Leicester Road, Lutterworth in the heart of the Lutterworth Business District. The Property occupies an excellent position, with easy access to the town's comprehensive facilities and superb transport links. One mile from Junction 20 of the M1 motorway, 5 miles from Junction 1 of the M6 and in close proximity to the A5 and A14.

## DESCRIPTION

The Data Centre is a unique and versatile Property which is suitable for office space, storage and workshop uses. The Property offers security features such as window bars and a functional alarm system. High speed internet is available as fibre compatibility is available in the surrounding area. 2303 sq.ft (NIA).

## ACCOMMODATION

The Property provides 2303 sq ft (NIA) of ground floor space.

## SERVICE CHARGE INFORMATION

### EPC

The Property is currently being assessed for an EPC

## TERMS

The Property is available by way of a new fully repairing and insuring lease direct with the Landlord on terms to be agreed at a rent of £20,000 per annum.

## VAT

The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

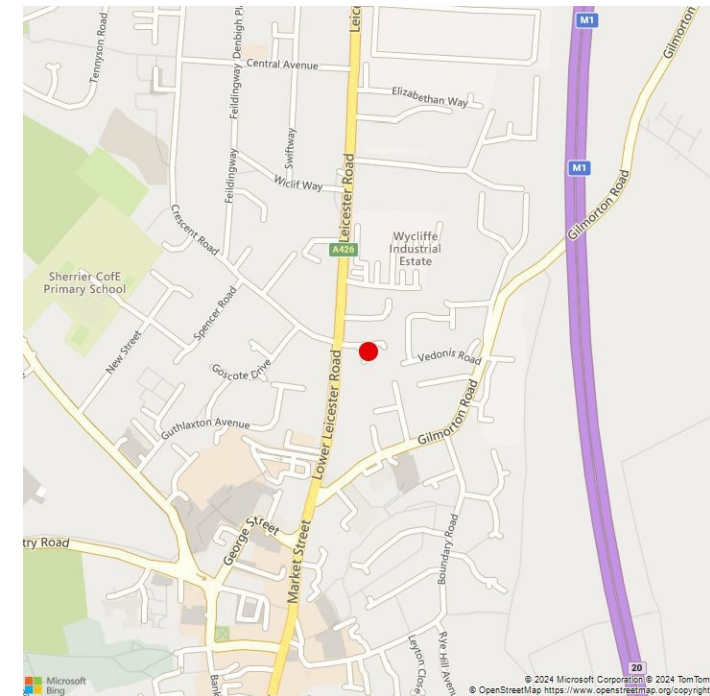
## LEGAL COSTS

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 of our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to 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.





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