



TO LET

£12,000 Per annum

WYCLIFFE HOUSE, GILMORTON ROAD
LUTTERWORTH
LE17 4DY

- Office/workshop/storage unit
- 1338 sq ft
- SAT NAV LE17 4DY

LOCATION

Wycliffe House is situated off Gilmorton Road, Lutterworth in the heart of the Lutterworth Business District. The small estate occupies an excellent position, with easy access to the town's comprehensive facilities and superb transport links. Wycliffe House is located just 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

Wycliffe House comprises a variety of small units occupied for a range of uses including a gym, swim school and community centre. The property provides an ideal small office/storage unit or workshop for private or business use
Office/Workshop/Storage Unit 1338 sq ft
GIA.

ACCOMMODATION

The property provides 1338 sq ft (approx, subject to change) of ground floor space across 3 principle rooms.

BUSINESS RATES

Interested applicants are advised to contact Harborough District Council.

EPC

The property is currently being assessed for an EPC

TERMS

The property is available by way of a new lease direct with the Landlord on terms to be agreed at a rent of £12,000 per annum.

VAT

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

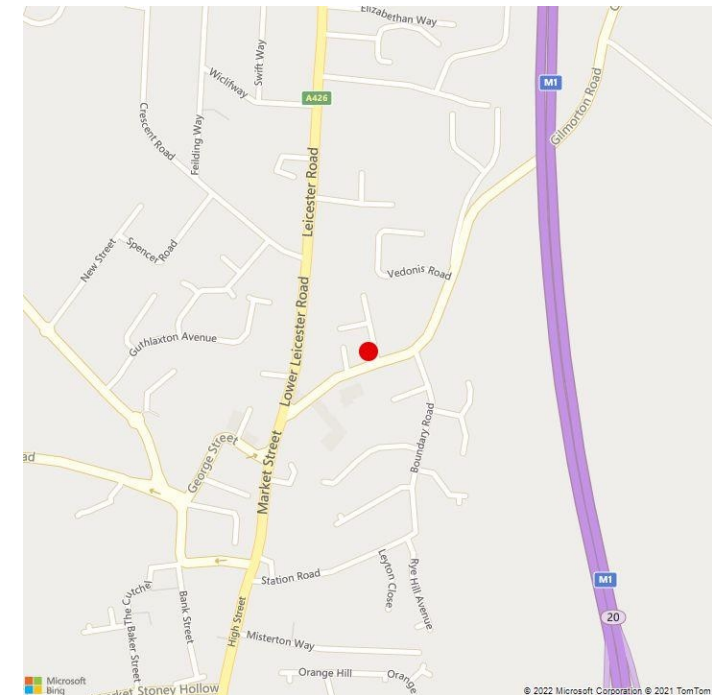
LEGAL COSTS

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 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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