



To Let / For Sale

Highway House, 6 Lutterworth Road, Wolvey, Hinkley, LE10 3HW

Industrial / office premises with large yard - GIA 5,739 sq ft

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Location

Highway House is located on Lutterworth Road, Wolvey, approximately 1 mile from Junction 1 of the M69 (and the A5). The property sits approximately 5 miles to the east of Nuneaton and within 8 and 15 miles respectively of Coventry to the south and Leicester to the North.

The immediate area is made up of both residential and commercial property with commercial occupiers in the vicinity including Crouch Recovery, Engines Worldwide, Mark Brown Plumbing and Heating and Machinery World.

Specification

The property is a detached office / industrial premises and offers the following:

- Sitting on a generous plot of c. 0.5 acres
- Significant large yard
- Minimum 2.30 m working height
- Level access loading
- Generous office space
- 3 phase power
- Refurbished welfare facilities
- Car parking to the front and rear
- Excellent links to the wider road network

Accommodation

The property totals the following approximate Gross Internal Area (GIA).

Floor Area	Sq M	Sq Ft
Warehouse	167.13	1,799
Offices / Welfare	366.04	3,940
Total (GIA)	533.17	5,739

Energy Performance Certificate

The property holds a valid EPC in Band E (E106). A copy of this is available upon request.

Tenure / Terms

Immediately available.

Available on a new FRI lease for a term of years to be agreed. Alternatively the freehold interest in the property is available to purchase.

Rent and Price available on application.

Rateable Value

We understand that the property holds a rateable value of £27,000 (1 April 2023) as listed on the Valuation Office Agency website.

Services

We understand the property has connections to all of the usual mains services. Interested parties are advised to make their own enquiries to relevant authorities regarding the use of these services.

VAT

All figures quotes are exclusive of VAT.

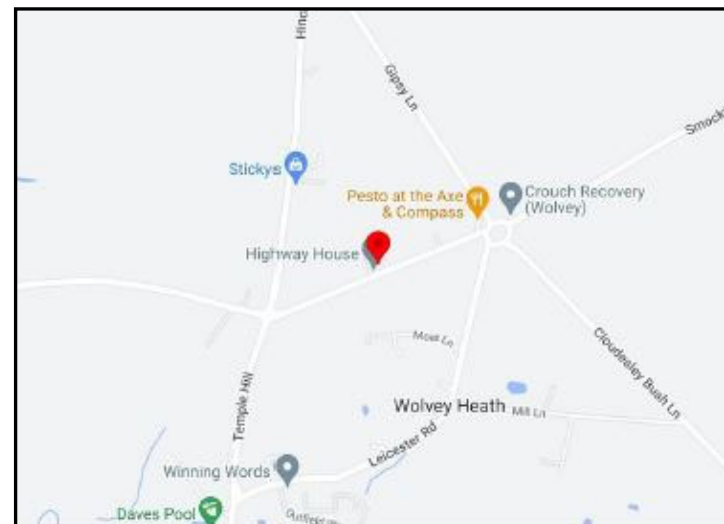
Planning

We understand that the property is suitable for uses falling within planning B2 and B8.

Interested parties are however advised to make their own enquiries to ensure the property is suitable for their intended use.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.





If you would like to know more please get in touch.

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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