



HOWKINS &  
HARRISON

## Modern detached office building

**Shawell Office Depot, Watling Street, Shawell,  
Lutterworth, LE17 6EB**

£18,500 per annum exclusive

- Conveniently situated on a small private multi-let industrial estate just off the A5
- Office suites arranged over 2 floors
- Popular and sought after location
- Easy Access to the M1, M6 Motorways & A14

Please contact our Rugby office on  
01788 564678  
[commercial@howkinsandharrison.co.uk](mailto:commercial@howkinsandharrison.co.uk)

# Modern Detached Office Building in a prime location on a multi-let industrial estate.

## Description

A detached self-contained office building located in a prime position with direct access off the A5 Watling Street near the village of Shawell. It benefits from excellent road communications with easy access to Junction 1 of the M6 motorway, which in turn provides access to Junction 19 of the M1 motorway and with further access to the east coast ports via the A14. The offices are located at the Shawell Depot which is a multi-let site consisting of industrial buildings and open storage land.

The offices are modern and arranged over two floors with gas radiator central heating, double glazing, alarm and ample outside parking.

Accommodation	SQ.M	SQ.FT
<b>GROUND FLOOR</b>		
Reception	9.82	106
Office	12.07	139
Office	34.47	371
Office	10.69	115
Coms Room	9.55	103
Kitchenette	Not	Measured
Office	8.74	94
Office	9.0	97
Office	14.2	153
Office	11.36	122
Office	9.41	101
W.C.'s	10.65	115
<b>FIRST FLOOR</b>		
Office	14.4	155
Office	10.4	112
Office	16.19	174
Office	16.87	182
W.C./Kitchenette	8.6	93
Office	10.76	115
Office	9.97	107
Office	78	7.28
Office	10.7	115
Conference/Meeting Room	22.27	240
Office	11.0	119
<b>Total Approx</b>	<b>279.0</b>	<b>3,000</b>

## Price

Available from £6.17 per sq. ft.

## Tenure

Leasehold on a term to be agreed.

## Utilities

We are advised that main services are connected to the property, including mains water, drainage, oil-fired heating and electricity and confirm that the Tenant will be responsible for the payment of all services from the date of access.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

## Business Rates

For clarification on Business Rates we would advise that interested parties make their own enquiries of Harborough District Council on 01858 828282

## EPC

Awaiting EPC.

## Planning

We understand that the property has planning permission for B1 office/business use.

## Viewings

Strictly by prior appointment with Sole agents Howkins & Harrison LLP. Please contact Alex Brown on 01788564675.

## Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire, CV21 2RX

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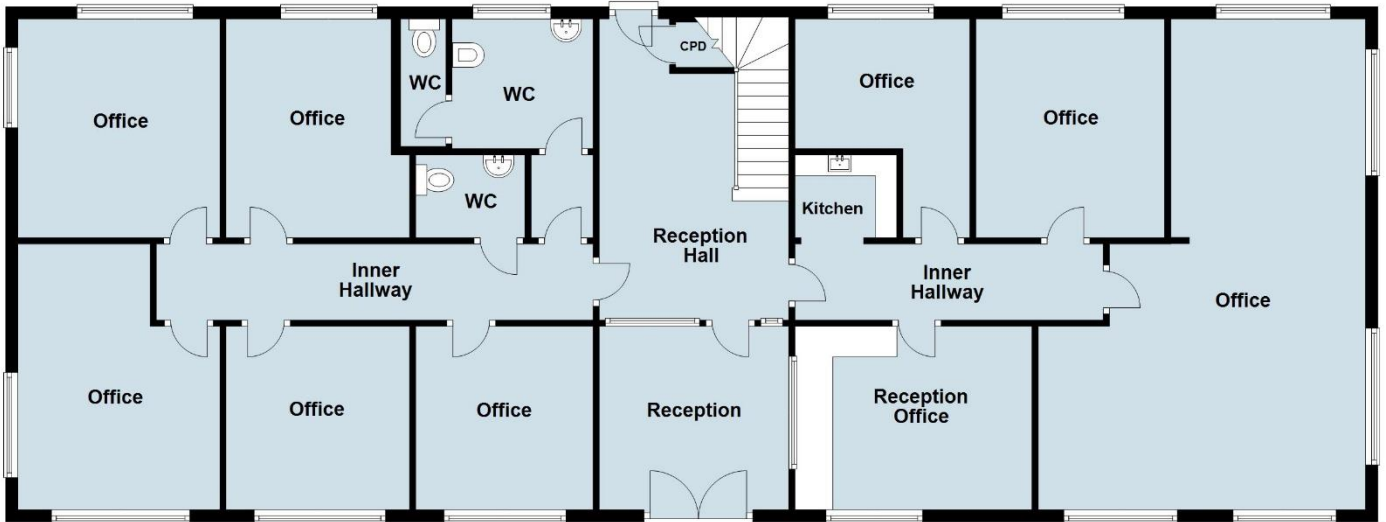
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



Ground Floor



First Floor

