



HOWKINS &
HARRISON

Units 7, 8 & 9, Bitteswell Business Park, Bitteswell, Lutterworth, LE17 4LR

Available individually or in combination

- Up to 2,619.5 sq. ft. (243.37 sq.m.) NIA
 - Unit 7: 865.4 sq.ft, £12,390 pa exc (First Floor)
 - Unit 8: 893.0 sq.ft, £12,790 pa exc (Second Floor)
 - Unit 9: 861.1 sq.ft, £12,330 pa exc (Ground Floor)
- Located on an Established Business Park
- Substantial onsite car parking
- Detached three storey office premises
- Full height bay windows

Please contact our Rugby office on
01788 564678
commercial@howkinsandharrison.co.uk

Office Suites to let within a character property located close to Lutterworth, ample car parking on site.

Description

The property consists of three self-contained office units, each occupying a floor of a detached three-storey character premises.

Each unit comprises a good standard of office accommodation with carpeted flooring, original cornicing, CAT 3 lighting, power and data points, electric heaters, and full height bay windows, which provide a good level of natural light. All three office units benefit from a self-contained kitchen, and a male and female w.c.

The total accommodation comprises of 2,619.5 sq.ft NIA (244.29 sq. m.), split over ground, first and second floors. The NIA for each unit is as follows:

Accommodation	SQ.M	SQ. FT.
Ground Floor - Unit 9	80.0	861.1
First Floor - Unit 7	80.4	865.4
Second Floor - Unit 8	82.97	893.0
Total Area	243.37	2,619.5

Bitteswell Business Park is a small business park consisting of office and warehouse/industrial units located in a semi-rural area, yet benefiting from superb access to the East Midlands transport network. Junction 20 of the M1 lies 3 miles south east on the edge of the nearby town of Lutterworth, Magna Park and the A5 is less than 1.5 miles away facilitating easy access to the M69, M6 and A14.

Price

The properties are available individually or in combination at a rent of £14.32/sqft

Tenure

The property is available to let by way of a new full repairing and insuring lease, upon a term to be agreed.

Utilities

Each unit is connected to mains services to include water and electricity and drainage.

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.

Service Charge

A service charge is applicable for the upkeep, maintenance and repair of common areas within Bitteswell Business Park. In addition to this each tenant is recharged the insurance for their building.

Business Rates

TBC

EPC

The current EPC for the property is E (109).

Deposit

TBC

Planning

B1 Offices and Premises

Viewings

Strictly by prior appointment with sole agents

Howkins & Harrison LLP on 01788 564 678.

Please contact the Commercial Department.

Email: commercial@howkinsandharrison.co.uk

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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.





