



MULBERRY
DEVELOPMENTS



ENTERPRISE PARK LUTTERWORTH

UNIT 1 | TO LET

14,611 SQ FT (1,357.30 SQ M)
AVAILABLE NOW

FURTHER MEZZANINE FLOOR OF 3,821 SQ FT

LE17 4JB

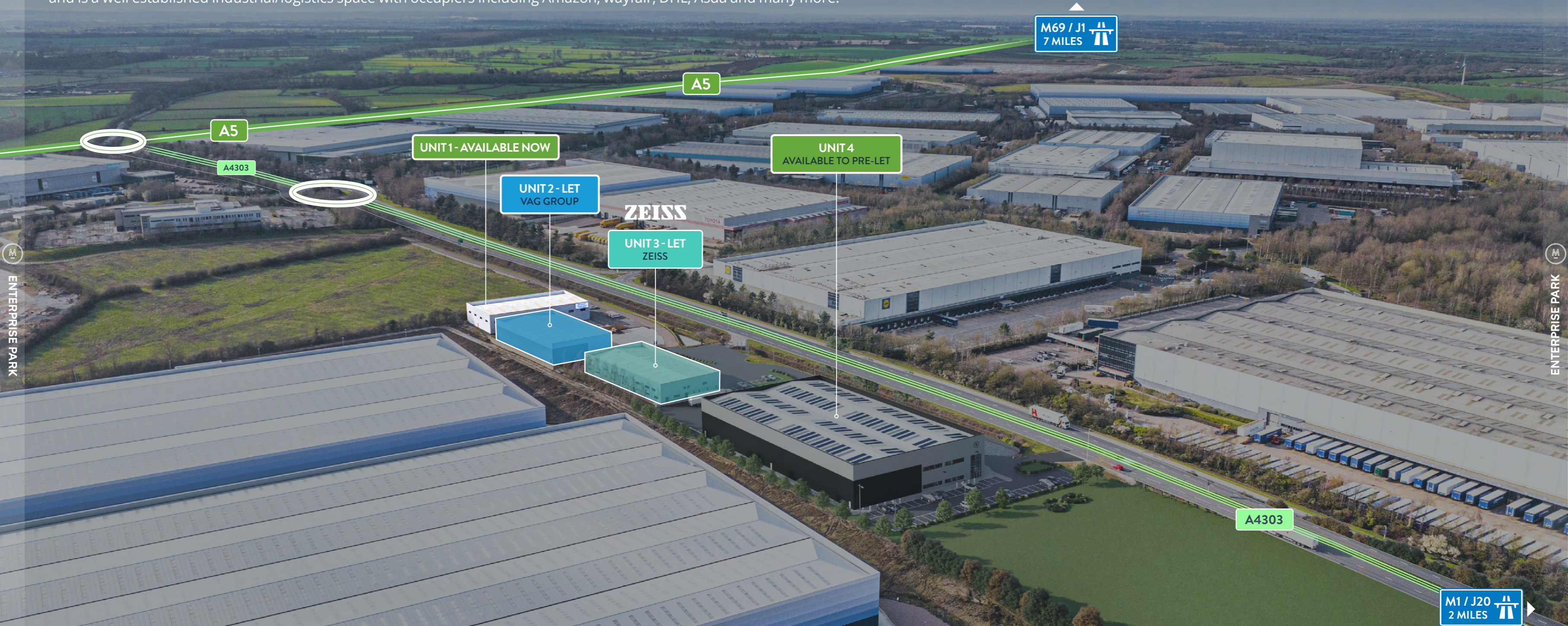
A5 / A4303

INDUSTRIAL - WAREHOUSE - TRADE COUNTER

///PARK.LAZY.MERMAIDS

WELL ESTABLISHED LOGISTICS LOCATION

Located 2 miles from M1 J20 and 7 miles from M69 J1, Enterprise Park Lutterworth is easily accessible via the A5 and A4303 and is a well established industrial/logistics space with occupiers including Amazon, wayfair, DHL, Asda and many more.



MAGNA PARK - LOCAL OCCUPIERS



INDICATIVE IMAGE

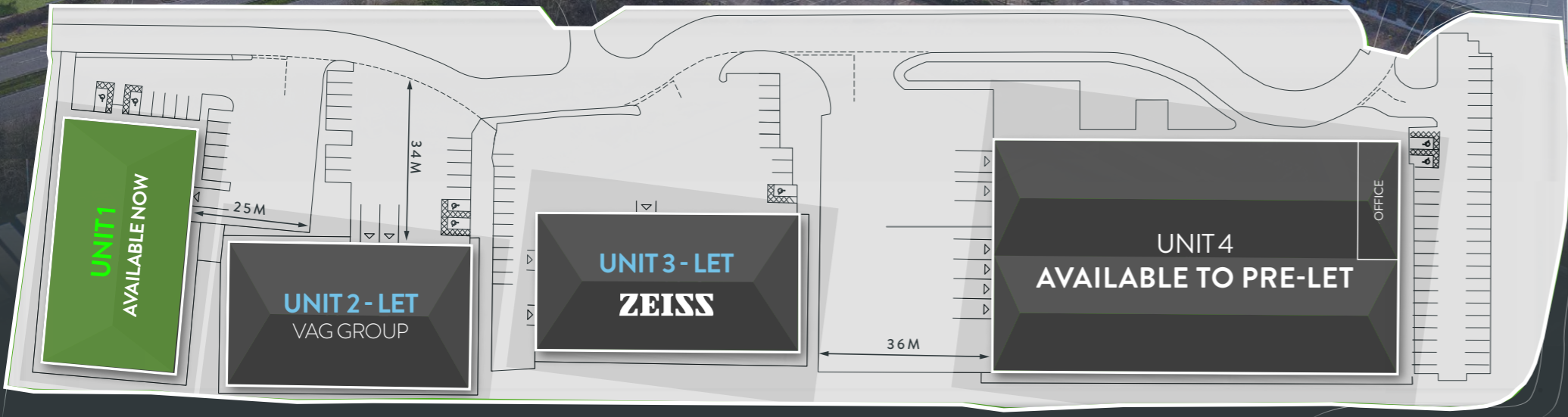
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ENTERPRISE PARK

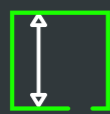
ENTERPRISE PARK



UNIT 1 14,611 SQ FT



6.8 m
Eaves Height



Open
Yard Area



Ground Floor
Offices



1 Level Access
Door



30 Car Parking
Spaces



Available Now

SPECIFICATION

UNIT 1

UNIT 1	SQ FT	SQ M
Warehouse	10,787	1,002.09
Ground floor office	3,824	355.21
TOTAL AREA	14,611	1,357.30
Mezzanine Floor above offices		
Further mezzanine	3,821	354.94

///PARK.LAZY.MERMAIDS



85%
OF UK POPULATION LIVE
WITHIN A
4.5 HOUR DRIVE AWAY

Enterprise Park is located at the UK and Europe's largest dedicated distribution park. Situated at Magna Park in Lutterworth, Enterprise Park benefits from a high quality business environment specifically focused on logistics and distribution. Magna Park can be found at the heart of the 'Golden Triangle', with easy access to the M1, M6 and M69 motorways.

LABOUR MARKET STATISTICS

(WITHIN 30 MINS DRIVE TIME)



264,529
TOTAL OF WORKING AGE



55,090 (21%)
TOTAL APPROPRIATELY SKILLED



7,742 (3%)
TOTAL UNEMPLOYED
(5.2% NATIONAL AVERAGE)

POPULATION OF WORKING AGE



ALL ABOVE STATISTICS SOURCE: CACI AND CENSUS DATA



	DISTANCE	TIME
M1 J20	3.5 miles	7 mins
M6 J1	5.2 miles	9 mins
M69 J1	7 miles	10 mins
Leicester	16 miles	35 mins
Birmingham	36 miles	45 mins
London	89.6 miles	2 hr 20 m

SOURCE: GOOGLE MAPS

ENTERPRISE PARK

ENTERPRISE PARK

SERVICES

Mains electricity and water are connected and drainage is dealt with by onsite treatment. No gas is available.

Eddisons / DTRE have not tested any of the incoming services and interested parties are advised to make their own enquiries in this regard.

TENURE

The property is available on a new lease.

VAT

All figures quoted are exclusive of VAT that the landlord may have a wish or duty to impose.

LEASE TERMS

The property is available on a new full repairing and insuring lease with a 5 year rent review pattern throughout the term with the length of term open to negotiation.

RATES

The rateable value identified from the Valuation Office website is £60,000.

The standard business rates multiplier for the financial year 1 April 2024 - 31st March 2025 for properties with a rateable value above £51,000 is 54.6p in the £. This will give a rate payable figure assuming no relief or premium of £32,760.

Any prospective occupier should contact Harborough Borough Council on 01858 828282 to confirm the detail.

AML

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the transaction being completion.

LEGAL COSTS

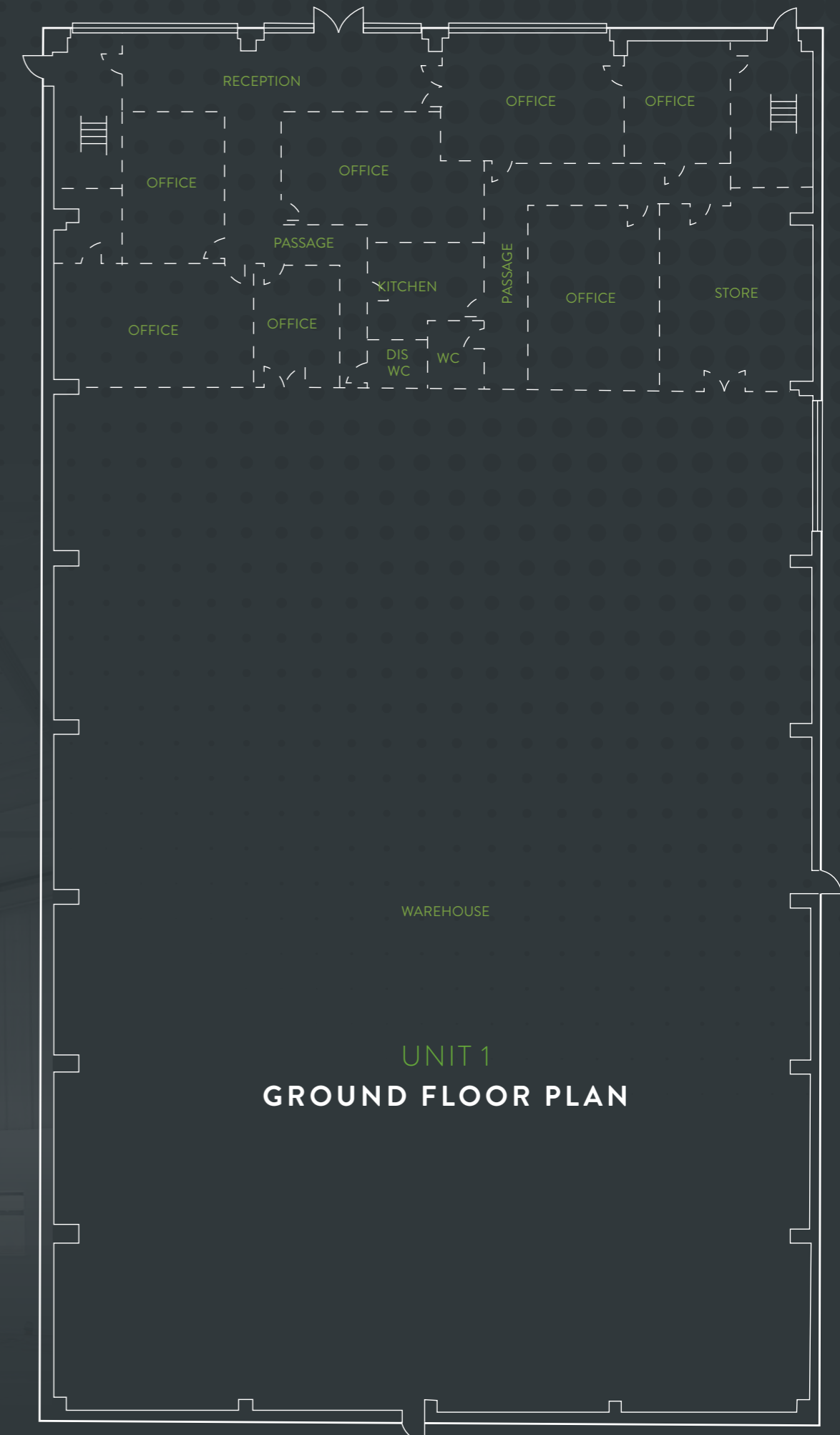
The ingoing tenant will be expected to bear the proper and reasonable legal costs incurred in the preparation of the lease and counterpart and in obtaining landlords consent.

SERVICE CHARGE

There is an estate service charge applicable for the development. Further details available from the agents.

EPC

The property has an EPC rating of C/74.



UNIT 1
GROUND FLOOR PLAN



MULBERRY
DEVELOPMENTS



ALL ENQUIRIES

DTRE

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www.dtre.com

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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.