



Modern Semi-Detached Warehouse Unit 1 Bilton Way, Lutterworth LE17 4JA

4,887 sq. ft

TO LET

KEY FEATURES



Close proximity to J20 of M1
Motorway



Fitted internal offices



Level access loading



Ample parking / yard provision



Warehouse lighting



Men's / Women's WCs



LOCATION :

Bilton Way is an established industrial / warehouse location in the market town of Lutterworth, south-west Leicestershire. The property is located within 1.5 miles of Junction 20 (north and southbound) of the M1 motorway network. Leicester City Centre (via Junction 21 of the M1) is approximately 16 miles north with Rugby only 7 miles to the south. Lutterworth is situated on the A426 between Leicester and Rugby with the M6 and A5 trunk roads easily accessible.

DESCRIPTION :

Modern semi-detached warehouse unit with internal offices. The warehouse benefits from a level access loading door and warehouse. The property comprises an entrance lobby and stairwell to the first floor. At ground floor level there is offices, tea point and 2x WCs. At first floor there are offices with carpeting, gas fired central heating and lighting. Externally the property benefits from ample parking / open yard provision.

PREMISES:

FLOOR	AREA SQFT	AREA SQM
WAREHOUSE	3,536	328.51
UNDER CROFT	287	26.66
GROUND FLOOR OFFICE / AMENITIES	389	36.14
FIRST FLOOR OFFICE	675	62.71
<i>TOTAL</i>	<i>4,887</i>	<i>454.02</i>

CONTACT:



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TENURE:

The property is available on a new full repairing and insuring lease on terms to be agreed

RENT:

ROA

RATEABLE VALUE:

Rateable Value of £26,250 per annum

SERVICE CHARGE:

Service charge is not applicable

VAT:

VAT is applicable and will be charged at the prevailing rate

EPC:

Available on Request



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