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Niche Commercial Property Agents



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Warehouse / Industrial Unit

2C Tungsten Park

Bilton Way, Lutterworth LE17 4JA

Total GIA: 4,000 sq. ft

TO LET

KEY FEATURES



Warehouse / Industrial Unit



Established Industrial Location



6m Eaves Height



Level Access Loading Door



Suitable for B1(c), B2 and B8 uses



Close proximity to Junction 20 of
the M1



Available Immediately



LOCATION :

Lutterworth is a market town in south-west Leicestershire. The units are located on Bilton Way which is an established industrial / warehouse location. Junction 20 (north and southbound) of the M1 motorway network is only 1.5 miles away and within a 5 minute drive. 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 :

Mid terrace warehouse / industrial units. The unit benefit from glazed frontage, level access loading, 6m eaves height allocated onsite parking and all mains utilities connections. Unit 2C is available and will be provided in shell condition ready for tenant fit-out.

PREMISES:

	AREA SQFT	AREA SQM
WAREHOUSE	4,000	371.61
TOTAL	4,000	371.61

CONTACT:



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TENURE:

On the new lease to be agreed.

RENT:

£44,000 per annum.

RATEABLE VALUE:

The rateable value is to be confirmed.

SERVICE CHARGE:

An estate charge will be due.

VAT:

VAT is applicable and will be charged at the prevailing rate.

LEGAL COST:

Each party to bear their own.

EPC:

B

