

Leaders Farm  
Lutterworth  
LE17 4FA

# TO LET



- 8.7 acres of prime commercial development land
- Immediate access to M1 – J20
- Prominent main road location
- Quality Design & Build options for light industrial and office uses
- Flexibility in sizes and specification



[www.apbleicester.co.uk](http://www.apbleicester.co.uk)

APB Property Consultants

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# Leaders Farm, Lutterworth, Leicestershire, LE17 4FA

## LOCATION

- Direct access from Coventry Road (A4303)
- Immediate Access to M1 (J20) and A5
- Edge of Lutterworth Town Centre
- Close proximity to Magna Park

Leicester	15 miles
Northampton	24 miles
Birmingham	35 miles
London	85 miles
East Midland Airport	30 miles
Birmingham Airport	28 miles



Light Industrial Units

## PROPOSAL

A comprehensive 8.7 acre development to provide Design & Build solutions for light industrial and offices premises in a landscaped setting.

- Light industrial units 1,500 sq.ft – 9,200 sq.ft
- Offices from 5,000 sq.ft – 20,000 sq.ft

All units shall provide generous parking ratios and are to be constructed to a high specification and can be tailored to individual occupiers requirement.

## PLANNING

Outline Planning Permission has been granted for light industrial and office use. Other suitable uses will be considered subject to planning.

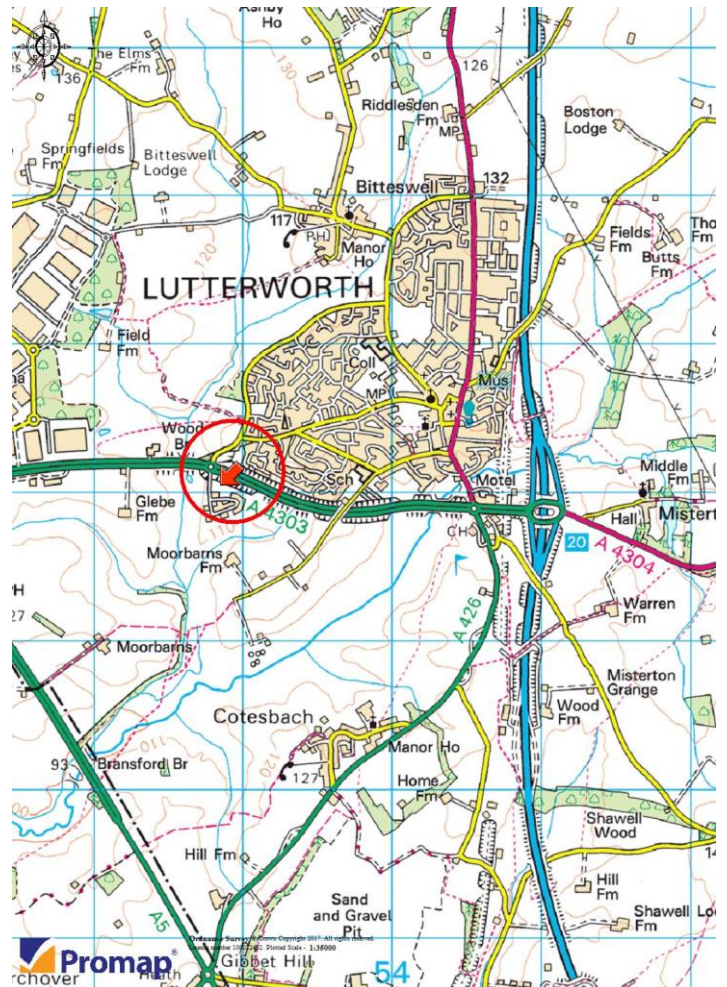
## FURTHER INFORMATION

All enquiries by appointment through the sole agents, APB.

Contact:

Reg Pollock  
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### Conditions under which these details are issued

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