



HOWKINS &  
HARRISON

TO LET

Character offices with period features

The Hunting Lodge, Bitteswell Business Park, Bitteswell,  
Lutterworth LE17 4LR

£37,500 Per Annum, exclusive

- 2,868 sq. ft (266.44 sq. m) NIA
- Immense character & period features
- Located on an established business park
- Substantial on site car parking

Detached three storey office premises, it provides a good standard of office accommodation with immense character and period features.

## Description

The Hunting Lodge is a detached three storey office premises, it provides a good standard of office accommodation with immense character and period features. The main entrance leads in to the carpeted reception with original cornicing, CAT 3 lighting, power and data points, electric heaters, a feature fireplace and full height bay windows. Additional ground floor accommodation includes kitchen, disabled w.c and further office space.

First floor accommodation provides three separate offices, male and female w.c and stairs leading to the second floor offices. The second floor offers four offices. The first and second floor offices benefit from good levels of natural lights as a result of the large bay windows. They also benefit from period fireplaces, electric heaters, power and data points and CAT 3 lighting.

The accommodation comprises of 2,868 sq. ft NIA (266.44 sq. m.) Split over ground, first and second floors.

Bitteswell Business Park is a small business park consisting of office and warehouse/industrial units located in a semi-rural area, yet benefitting 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

£37,500 per annum exclusive

## Tenure

The property is available to let by way of a new full repairing and insuring lease.

## Utilities

The property is connected to mains services to include water and electricity.

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

According to information provided by Harborough District Council the property has a Rateable Value of £28,000. Interested parties are advised to contact Harborough District Council direct regarding the rates payable.

## EPC

TBC

## Deposit

TBC

## Planning

B1 Offices and Premises

## Viewings

Strictly by prior appointment with sole agents Howkins & Harrison LLP on 01788 564 678.

Please contact: David Grove

Email: [david.grove@howkinsandharrison.co.uk](mailto:david.grove@howkinsandharrison.co.uk)

### Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire, CV21 2RX

Telephone 01788 564678  
Email [commercial@howkinsandharrison.co.uk](mailto:commercial@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



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.







