



**For sale/to let - Industrial / Warehouse Units 1,875 Sq Ft.  
Asking Price £262,500**

Tungsten Park, 3B2 Bilton Way, Lutterworth

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



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

# Industrial / Warehouse Units 1,875 Sq Ft.

Tungsten Park, 3B2 Bilton Way, Lutterworth

## FOR SALE/TO LET

**£15,000 Per annum**

- Opportunity for Investors and Occupiers
- Units Available For Sale or To Let
- 1,875 Sq Ft
- Suitable for B1(c), B2 and B8
- Subject to Planning Permission



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**WELLS MCFARLANE**

**CHARTERED SURVEYORS AND PROPERTY CONSULTANTS**

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## Location

Lutterworth has excellent transport links and the town is situated on Junction 20 of the M1 and approximately 4 miles from Junction 1 of the M6. The A5, A14 and M69 are also within easy travelling distance of this pleasant country town.

## Description

The site shall benefit from high quality industrial units, 6m eaves height, level loading doors, suitable for B1(C), B2 & B8 uses, yard and designated parking areas and main services provided. The Unit is to be constructed to shell finish (excluding offices and WCs)

## Planning

The scheme is currently subject to Planning Application Ref 19/01950/FUL at Harborough District Council.

## Accommodation

The Property will be constructed to provide the following Gross Internal Area (GIA):

Unit 3B2 1,875 Sq. Ft

## Business Rates

The Properties will be assessed for Business Rates when constructed.

## VAT

The property is elected for VAT.

## Offer Procedure

"The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017" require us to verify the identity of the purchaser prior to acceptance of an offer by the seller. Our practice is to request that you bring both a driving licence and passport for all parties to accompanied viewings. Please contact us prior to submitting an offer if this is not possible, we will then discuss other acceptable methods to verify your identity.

## Viewing

Strictly by appointment with the Agents only.

Please contact: **Wells McFarlane**

**T: 01455 559030 | E:**





These particulars do not constitute any part of any offer or contract. None of the statements contained herein are intended to be statements or representations of fact or opinion by either the vendor or Wells McFarlane or its employees or agents. Neither Wells McFarlane nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Instead parties must satisfy themselves by inspection or survey on any matter or statement contained within these particulars.

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