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Tungsten Park Unit 2C/2D Bilton Way, Lutterworth,

TO LET

Various Sizes Available

- Brand New Warehouse / Industrial Unit
- Established Industrial Location
- 6m Eaves Height
- Level Access Loading Doors
- 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.

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Tungsten Park Unit 2C/2D Bilton Way, Lutterworth,

DESCRIPTION:

Brand new mid and end terrace warehouse / industrial units. The units benefit from glazed frontage, level access loading, 6m eaves height allocated onsite parking and all mains utilities connections. The adjoining units (2C & 2D) are available separately or together and will be provided in shell condition ready for tenant fit-out.

PREMISES:

	Size (sqft)	Size (sqm)	Rent Per Annum
Unit 2C	4,000.00	371.61	POA
Unit 2D	4,000.00	371.61	POA

TENURE:

The units are available leasehold on terms to be agreed

VAT:	VAT is applicable and will be charged at the prevailing rate	SERVICE CHARGE:	An estate charge will be due
EPC:	Available upon request.	RATEABLE VALUE:	The rateable value is to be confirmed
VIEWING:	Strictly by appointment only	LEGAL COSTS:	Each party will be responsible for their own legal costs incurred in the transaction.

CONTACT:



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