

# phillips sutton

Niche Commercial Property Agents



0116 216 5144



info@phillipssutton.co.uk



www.phillipssutton.co.uk



Unit 13, Stoughton Grange,  
Gartree Road, Leicestershire,  
LE2 2FB



## Warehouse / Industrial Unit

### 2C Tungsten Park

Bilton Way, Lutterworth LE17 4JA

**Total GIA: 4,000 sq. ft (3,71.61 sqm)**

# 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 unit. The unit benefits from glazed frontage, level access loading, 6m eaves height allocated onsite parking and all mains utilities connections. The unit has two WCs and small kitchen. The unit is available now and will be provided in shell condition ready for tenant fit-out.

## TENURE:

Leasehold

## RENT:

£40,000 per annum.

## RATEABLE VALUE:

2C: Rateable Value £22,750 Per Annum

## 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:

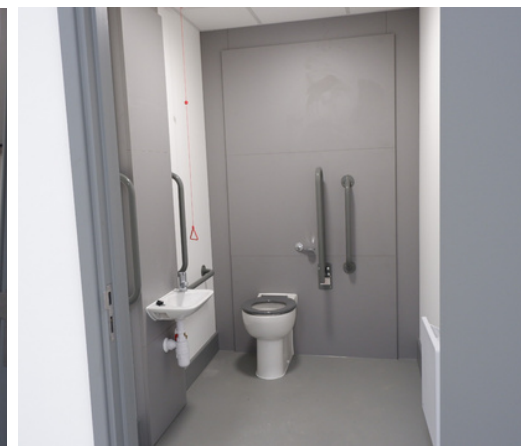
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## PREMISES:

	AREA SQFT	AREA SQM
Unit 2C	4,000	371.61
<b>TOTAL</b>	<b>4,000</b>	<b>3,71.61</b>



**Sam Sutton**  
07794081052  
info@phillipssutton.co.uk



☎ 0116 216 5144

✉ info@phillipssutton.co.uk

🌐 www.phillipssutton.co.uk

🏠 Unit 13, Stoughton Grange Farm, Gartree Road, Leicestershire, LE2 2FB

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