



# TO LET

## CHARACTER OFFICES

HOWKINS &  
HARRISON

UNIT 5, BITTESWELL BUSINESS PARK, BITTESWELL,  
LUTTERWORTH, LE17 4LR

£15,250 PER ANNUM EXCLUSIVE

- 1,096 sq. ft (98.94 sq. m) NIA
- Period Features
- Located on an Established Business Park
- Fibre Optic Broadband Available
- Substantial on Site Carparking

## Location

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.

## Accommodation

Unit 5 is a two-storey office premises, it provides a good standard of office accommodation with immense character and period features.

The office area is open plan and benefits from CAT 3 lighting, power and data points, electric heaters, plus kitchen and w.c facilities.

The accommodation comprises of 1,096 sq. ft (98.94 sq. m.) NIA.

## Rental

£15,250 per annum exclusive

## Planning

B1 Offices and Premises

## EPC

The property is currently under assessment for an EPC.

## Costs

Each party to bear their own legal costs

## Tenure

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

## Services

The property is connected to mains services to include water and electricity. Fibre optic broadband is also available.

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.

## Outgoings

The property has been assessed for Business Rates and has a rateable value of £11,500 and would therefore qualify for small business rates relief.

## 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.

## Viewings

Strictly by prior appointment with sole agents  
Howkins

& Harrison LLP on 01788 564 672.

Please contact: David Grove

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## Howkins & Harrison

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