

ANDREW+
ASHWELL



FOR SALE / TO LET

Modern Two Storey Office Premises Near J20 (M1)

5 St. Johns Business Park + Lutterworth + LE17 4HB



1,917 Sq Ft
(178.1 Sq M)

£350,000 for the Freehold
or
£25,000 Per Annum



**Open-plan office
accommodation**



**Popular
business park
location**



**9 demised car
parking spaces
with additional
overflow**



**Available
immediately**



0116 254 1220 | andash.co.uk | 53 London Road, Leicester LE2 0PD

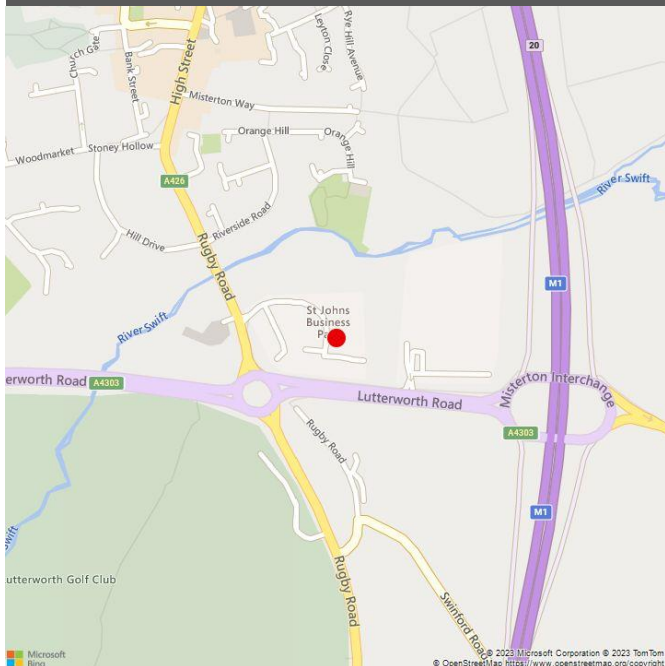
5 St. Johns Business Park + Lutterworth + LE17 4HB

LOCATION

The property is located on St John's Business Park, Lutterworth within walking distance of the Town Centre.

The Office Park lies directly off Junction 20 of the M1 and is ideally situated inside of the M1/M6/M69 triangle, providing a pivotal location within the national motorway networks.

The Property



SAT NAV: LE17 4HB

DESCRIPTION

The property comprises a mid-terraced two storey office building offering open plan office accommodation to both floors, with a front-central core incorporating access stairwell and WCs.

Suspended ceilings are installed throughout including inset LED lighting, with perimeter trunking and intercom access. Temperature controlled air conditioning is also installed throughout with demountable partitioning installed at first floor to provide a private office / meeting room.

Nine car parking spaces are demised in addition to overflow visitor parking with the business park.

ACCOMMODATION

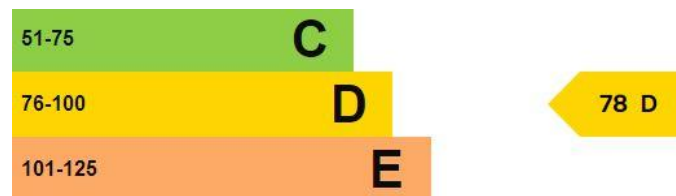
DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor	890	82.7
First Floor	1,027	95.4
TOTAL	1,917	178.1

RATING ASSESSMENT

Rateable Value (2023): £25,000
 U.B.R (2023/2024): £0.499
 Est. Rates Payable (2023/2024): £12,475*

*Rating information is for guidance purposes only and should not be relied upon.

ENERGY PERFORMANCE CERT.



TERMS

The freehold of the property is available at a guide price of **£350,000**, to be sold with vacant possession.

Alternatively, a new Lease is available for a term to be agreed at an initial rent of **£25,000 Per Annum** exc.

SERVICE CHARGE

The unit is subject to a service charge applicable to all units within the business park. Further information is available upon request.

VAT

Prices are quoted excluding VAT.

Viewing

Strictly by appointment with the sole agent

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