

For Sale / To let

ANDREW+
ASHWELL

Detached offices with 16 car spaces

16 - 17 Midland Court + Central Park

LUTTERWORTH + LE17 4PN



3,926 Sq Ft
(364.7 Sq M)

£650,000 for the Freehold
£48,000 per annum

- REDUCED PRICE
- Potential to sub-divide
- 16 allocated parking spaces
- Next to M1 (J20)
- Attractive office park





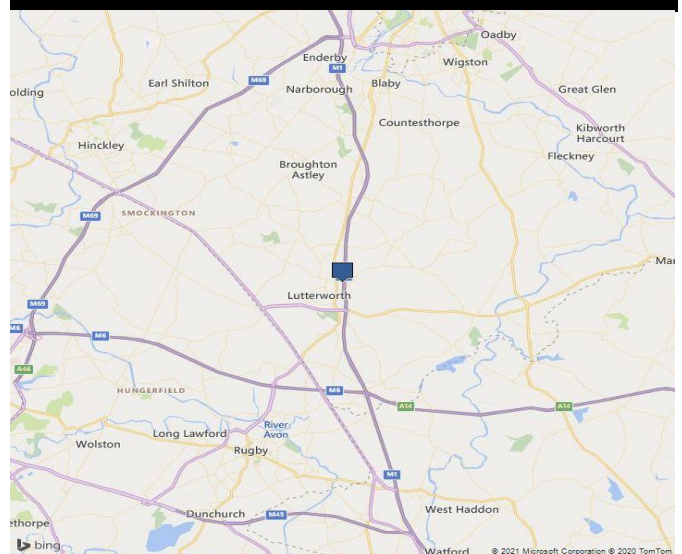
Location

The property is located off Leicester Road at 6 Midland Court which is within Central Park Business Park on the northern side of Lutterworth within walking distance of Lutterworth town centre and its comprehensive amenities.

The property is situated approximately 2 miles from Junction 20 of the M1 motorway and 5 miles from Junction 1 of the M6.

Central Park comprises a modern two storey office development with attractive landscaping and car park with.

THE PROPERTY



SAT NAV: LE17 4PN





Description

Central Park comprises a modern two storey office development with attractive landscaping and car park within.

Unit 16-17 is part of Phase 2 development of Central Park and was built circa 2007. The premises provide open plan offices off a central service core with WC on both levels.

The property is well suited to a single occupier but flexibility to enable subletting of part.

Internal clearance is 2.5M to the underside of the suspended ceiling. The offices are carpeted throughout and have comfort cooling. Generous windows to all elevations capture high levels of natural light making for an attractive working environment.

The property benefits from 16 car space.

Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Ground Floor	1,963	182.4
First floor	1,963	182.4
TOTAL	3,926	364.7

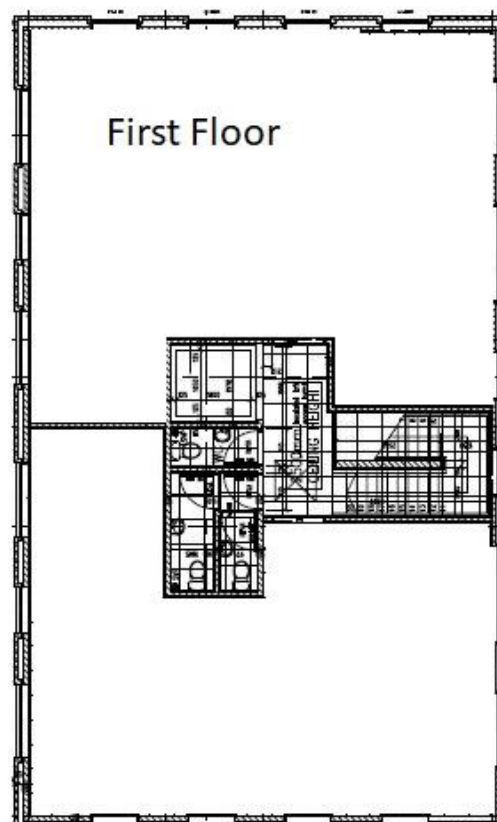
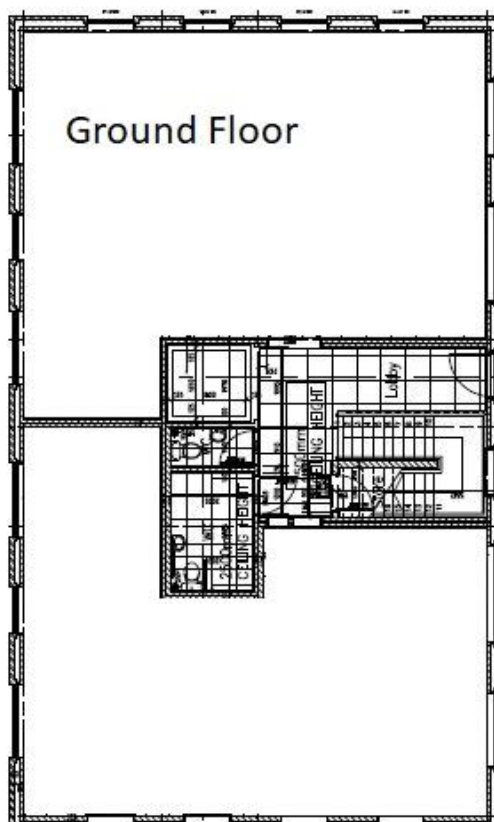
Areas are based on IPMS 3 (office)

Rating Assessment

Rateable Value (2017):	16 = £13,250 17 = £15,500
U.B.R (2020/2021):	£0.504
Est. Rates Payable (2020/21):	£14,490

The individual suite might qualify for small business rates relief.





Leasehold

The premises are available by way of a new lease for a term to be agreed subject to a commencing rental of **£48,000 per annum +VAT**

Freehold

The premises are available on a freehold basis with a guide price of **£650,000 +VAT**.

Estate Charge

There is a contribution for common services and the upkeep of the Park by way of a separate charge.

Energy Performance Certificate



Certificate ref: 8605-7088-8796-4426-5169

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

Viewing

Strictly by appointment with the sole agent

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