

# DESIGN & BUILD LIGHT INDUSTRIAL AND OFFICES **TO LET**

Leaders Farm, Lutterworth, LE17 4FA



**8.7 Acres (3.521 Hectares)**

**Rent On Application**

- ▶ 8.7 Acres of Prime Commercial Development Land
- ▶ Quality Design & Build options for light industrial and office uses
- ▶ Prominent Main Road Location - Immediate Access to M1 - J20
- ▶ Flexibility in sizes and specification



## LOCATION

- Direct access from Coventry Road (A4303)
- Immediate Access to M1 (J20) and A5
- Edge of Lutterworth Town Centre
- Close proximity to Magna Park

LEICESTER	15 MILES
NORTHAMPTON	24 MILES
BIRMINGHAM	35 MILES
LONDON	85 MILES
EAST MIDLANDS AIRPORT	30 MILES
BIRMINGHAM AIRPORT	28 MILES

## DESCRIPTION

A comprehensive 8.7 acre development to provide Design & Build solutions for light industrial and offices premises in a landscaped setting.

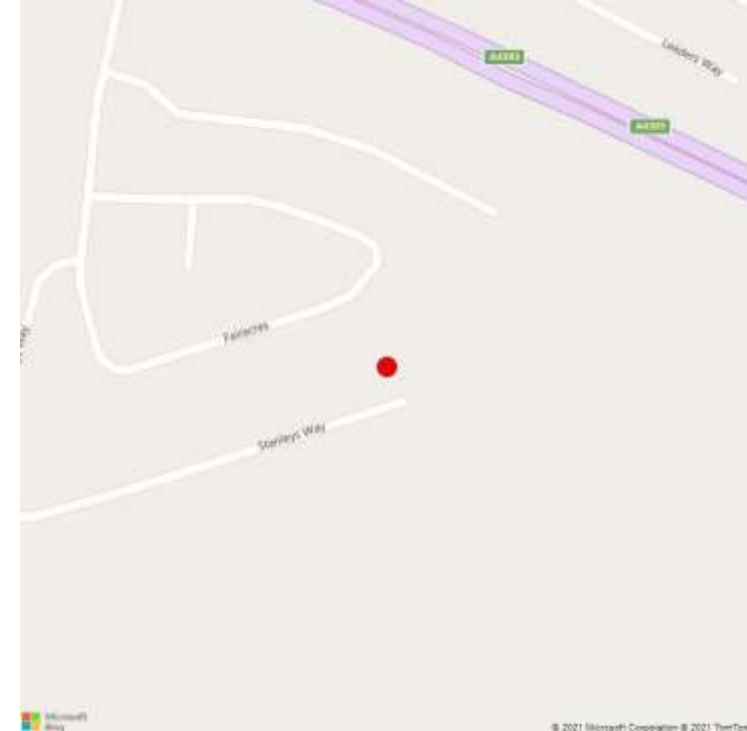
Light industrial units 1,500 sq.ft - 9,200 sq.ft

Offices from 5,000 sq.ft - 20,000 sq.ft

All units shall provide generous parking ratios and are to be constructed to a high specification and can be tailored to individual occupiers requirement.

## PLANNING

Outline Planning Permission has been granted for light industrial and office use. Other suitable uses will be considered subject to planning.



## VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**

rp@apbleicester.co.uk

0116 254 0382



**James Phillips**

jmp@apbleicester.co.uk

0116 254 0382

### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.