

Warehouse to be Refurbished

Works to complete March 2027

To Let

Unit 1, Bilton Way, Lutterworth, LE17 4JA

Fully Secured Self Contained Industrial Unit | 38,347 sq ft (3,562.55 sq m)

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Bilton Way / Lutterworth

Description

This fully secured property features a two-bay warehouse of steel portal frame construction with part-brick and part-clad elevations which is due to undergo refurbishment. Two storey office accommodation is situated at the front of the building. The unit offers exceptional operational flexibility with two separate yards to the front and rear of the unit. The rear yard provides a dedicated loading area with three canopied, level-access doors, while the front yard includes an additional two canopied level-access doors. The property benefits from allocated on-site car parking. The offices have recently been refurbished with the warehouse to be refurbished imminently.

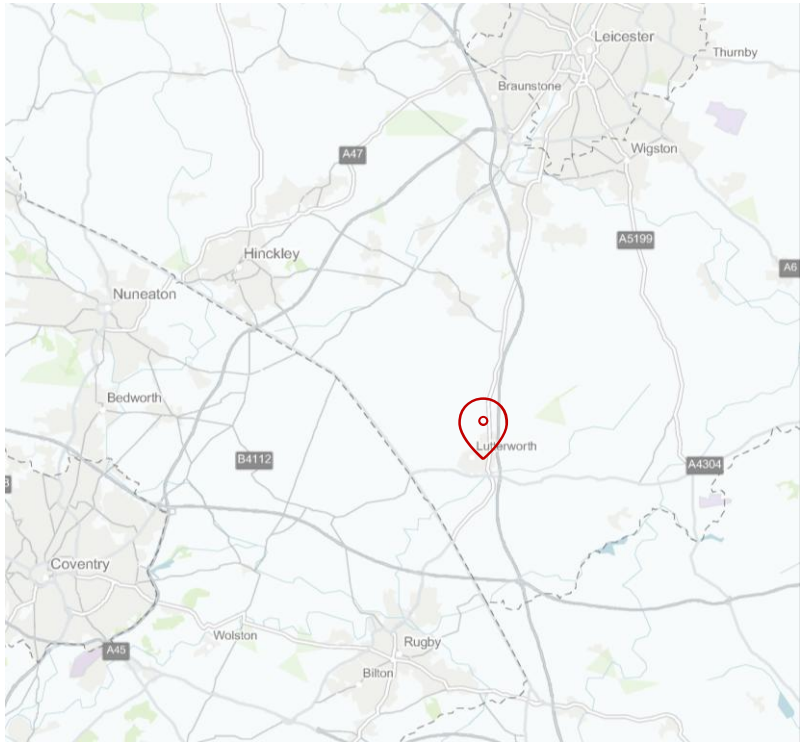
- Self contained and gated site
- 6x level access loading doors with canopy loading
- 2 Storey refurbished office accommodation
- Front and rear yards
- 6.8m eaves height

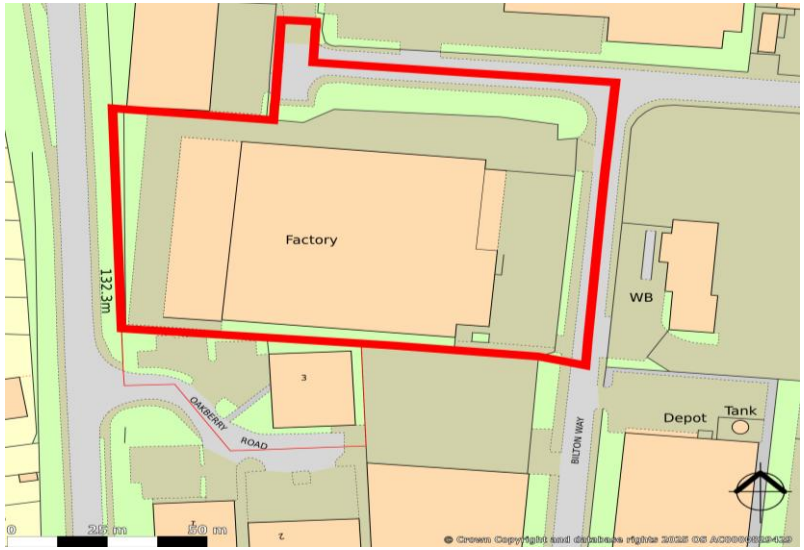
Accommodation (GIA)	Sq ft	Sq m
Warehouse	36,023	3,346.65
Office	2,323	215.87
Total	**38,347**	**3,562.55**
(Canopy)	5,613	521.43)

Location

The property is located within Lutterworth and benefits from excellent transport links, being within a short drive of Junctions 20 of the M1 Motorway and approximately 7.5 mile from Rugby railway station, which provides direct access to Birmingham New Street and London St Pancras.

Lutterworth sits at the intersection of the M1 and M6 motorways via the A14, positioning it within the "Golden Triangle" of logistics - one of the UK's most concentrated distribution networks. Lutterworth draws from a substantial regional labour pool spanning Leicestershire, Warwickshire, and the wider midlands





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Terms

The property is available on a new FRI lease on terms to be agreed.

The Rent is available upon request.

EPC

B (49)

Business Rates

Current rateable value £124,000 (1st April 2026 to present)

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

Viewings

If you would like further details on this property or would like to arrange a viewing please contact the agents below. All viewings are to be accompanied







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