



To Let

Fully Secured And Self Contained Industrial Unit Under Refurbishment

- Self Contained
- Fully Secured
- Two Bay Warehouse
- 5x Level Access Loading Doors
- Integrated Office Accommodation
- Front And Rear Yard

Unit 1, Bilton Way

Lutterworth, LE17 4JA

38,347 sq ft

3,562.55 sq m

Reference: #353625

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Summary

Available Size	38,347 sq ft / 3,562.55 sq m
Estate Charge	N/A
EPC	Upon enquiry

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. Integrated office accommodation is situated at the front of the building. The unit offers exceptional operational flexibility with two separate yards. 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."

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	38,347	3,562.55	Coming Soon
Total	38,347	3,562.55	

Viewings

All Viewings are to be accompanied.

Terms

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

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