

# TUNGSTEN PARK // BILTON WAY LUTTERWORTH

// LUTTERWORTH MOT CENTRE

// PAL INTERNATIONAL DEPOT

// GREEN 4

// LAVENDON GROUP

//M1

//M1

## FOR SALE OR TO LET 2,500 -16,000 SQ FT – AVAILABLE Q4 2020

HIGH SPECIFICATION INDUSTRIAL / WAREHOUSE UNITS  
BILTON WAY, LUTTERWORTH, LE17 4JA

[www.tungstenpark-biltonway.com](http://www.tungstenpark-biltonway.com)

A Development By

**TUNGSTEN**  
PROPERTIES



**TUNGSTEN PARK**  
// BILTON WAY

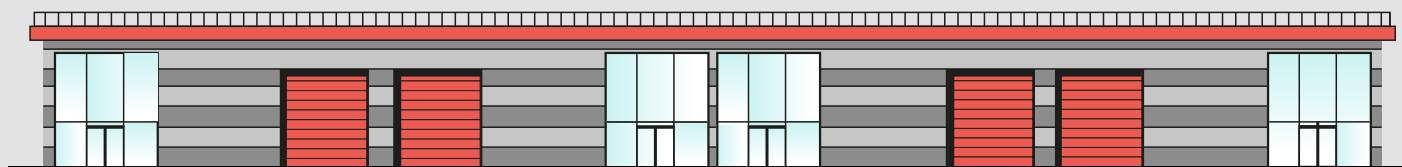


## HIGH QUALITY UNITS

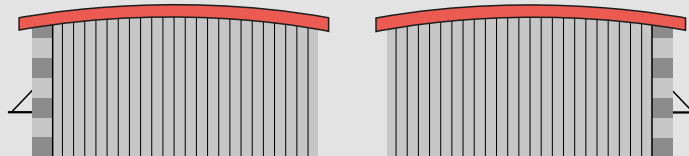
- EXCITING OPPORTUNITY FOR INVESTORS & OCCUPIERS
- FULL WARRANTY PACKAGES
- DELIVERED BY AWARD WINNING DEVELOPER TUNGSTEN PROPERTIES
- 6M EAVES HEIGHT
- LEVEL LOADING DOORS
- YARD & DESIGNATED PARKING AREAS
- MAIN SERVICES PROVIDED
- SUITABLE FOR B1(C), B2 & B8 USES
- ESTABLISHED INDUSTRIAL/WAREHOUSE LOCATION

## KEY INFORMATION

- IN CLOSE PROXIMITY TO JUNCTION 20 OF THE M1
- UNITS AVAILABLE FOR SALE OR TO LET
- AVAILABLE Q4 2020



FRONT ELEVATION

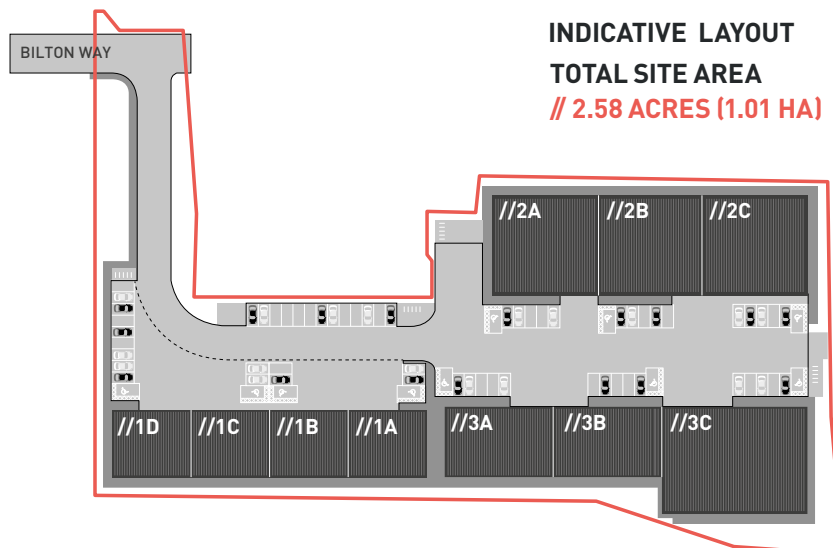


SIDE ELEVATION

SIDE ELEVATION

\*SUBJECT TO PLANNING

UNIT	SQ FT
UNIT 1A	2,500
UNIT 1B	2,500
UNIT 1C	2,500
UNIT 1D	2,500
UNIT 2A	5,000
UNIT 2B	5,000
UNIT 2C	5,000
UNIT 3A	3,750
UNIT 3B	3,750
UNIT 3C	8,500
<b>TOTAL GIA</b>	<b>41,000</b>



**INDICATIVE LAYOUT**  
**TOTAL SITE AREA**  
// 2.58 ACRES (1.01 HA)

**TUNGSTEN**  
PROPERTIES

01455 613700

**JENNY CLARKE**  
jennyclarke@tungsten.uk.com  
01455 613 700

WELLS  
**W**  
MCFARLANE

**ANDREW MCFARLANE HOLT**  
andrew@wellsmcfarlane.co.uk  
07730 659 887

phillips  
sutton  
0116 2165144  
www.phillipsutton.co.uk

**BRODIE FAINT**  
bfaint@phillipsutton.co.uk  
07852 529 977