

# TUNGSTEN PARK // BILTON WAY LUTTERWORTH

// LUTTERWORTH MOT CENTRE

// PAL INTERNATIONAL DEPOT

// GREEN 4

// LAVENDON GROUP

//M1

//M1

**FOR SALE OR TO LET**  
**2,500 - 15,000 SQ FT - AVAILABLE Q2 2021**

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

[www.tungsten.com/biltonway](http://www.tungsten.com/biltonway)

A Development By

**TUNGSTEN**  
PROPERTIES



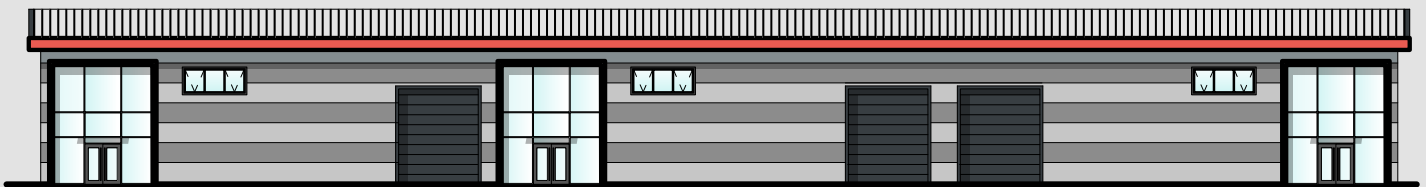


## HIGH QUALITY UNITS

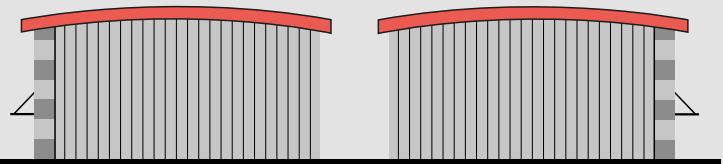
- EXCITING OPPORTUNITY FOR INVESTORS & OCCUPIERS
- FULL WARRANTY PACKAGES
- DELIVERED BY AWARD WINNING DEVELOPER TUNGSTEN PROPERTIES
- 6M EAVES HEIGHT
- LEVEL LOADING DOORS
- YARD & DESIGNATED PARKING AREAS
- MAIN SERVICES PROVIDED
- SUITABLE FOR B1(C), B2 & B8 USES
- ESTABLISHED INDUSTRIAL/WAREHOUSE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

## KEY INFORMATION

- IN CLOSE PROXIMITY TO JUNCTION 20 OF THE M1
- UNITS AVAILABLE FOR SALE OR TO LET
- AVAILABLE Q2 2021



FRONT ELEVATION

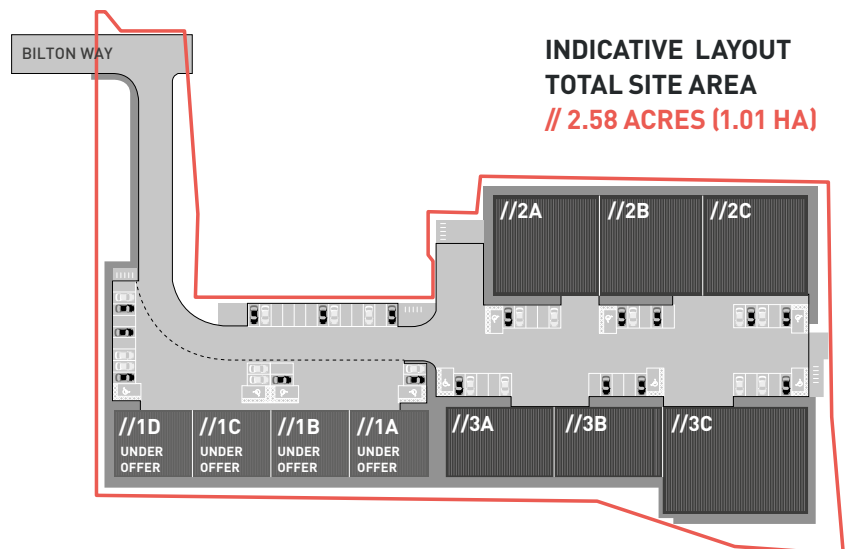


SIDE ELEVATION

SIDE ELEVATION

\*SUBJECT TO PLANNING

UNIT	SQ FT
UNDER OFFER	2,500
UNDER OFFER	2,500
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UNDER OFFER	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>



**TUNGSTEN**  
PROPERTIES

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