



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

01455 559030

Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



**TO LET**

£11,500 Per annum

FIRST FLOOR, UNIT 26 THE POINT  
BUSINESS PARK  
MARKET HARBOROUGH | LE16 7QU

- Modern office premises
- 3 Car parking spaces
- Prominent business park location
- Climate control heating

## LOCATION

The Property is situated in Market Harborough on The Point Business Park located on the A4304 which leads from Market Harborough Town Centre to the A6. Market Harborough offers excellent access to road networks with Junction 3 of the A14 within easy reach of the property approximately 6 miles away and leading on to the M1/M6 interchange at Junction 19 of the M1. Market Harborough mainline rail station is located within walking distance of the Business Park and provides frequent, direct trains to London St Pancras in approximately 55 minutes. The Park occupies a prominent position to the east of Market Harborough Town Centre and benefits from being conveniently close to all town amenities.

## DESCRIPTION

The first floor comprises a light, open plan office which benefits from super-fast Internet connectivity and shared ground floor WCs. The property is built to a modern specification with CAT 2 lighting, perimeter trunking, a heating/cooling system, electronic intercom entry system and intruder alarm.

## ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice. The NIA is 680sq.ft.(63.13 sq.m.)

## SERVICE CHARGE INFORMATION

There is a service charge payable by the occupiers of The Point. A 45% contribution is attributed to the Property.

## BUSINESS RATES

The office has an April 2026 rateable value of £9,900 according to the Valuation Office's website plus an additional rateable value for the 3 car parking spaces of £900.00.

## EPC

The Property has an EPC of D.

## TERMS

The Property will be let on terms to be agreed between the parties. The tenant will be responsible for contributing towards the service charges for the common areas within the building and for the office park.

## VAT

The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

## VIEWINGS

Please contact Wells McFarlane on 01455 559 030

## LEGAL COSTS

Each party to bear their own legal costs.

## OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



### SUBJECT TO CONTRACT Disclaimer:

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