



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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



FOR SALE

£400,000 Guide price

38 THE POINT
MARKET HARBOROUGH | LE16 7QU

- Two-storey Modern Office Premises
- For Sale with Vacant Possession
- 9 Parking Spaces

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. The Business Park 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.

DESCRIPTION

The property comprises a light, open plan two-storey office building, which benefits from a mix of meeting rooms and open plan office areas, kitchen area, and ground floor WCs. The property is built to a modern specification with perimeter trunking, suspended ceiling incorporating LED lighting, double-glazing, a heating/cooling system, and an electronic intercom system. Externally, the property benefits from 9 car parking spaces.

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 1,982 sq.ft. (184.13 sq.m).

SERVICE CHARGE INFORMATION

A Service Charge is applicable in respect of maintaining the communal areas of The Point Business Park. The Service Charge budget for 2026 is £2,152.57 plus VAT per annum.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2026. Rateable Value of £23,250. Interested parties are advised to speak with the Local District Council for further information.

EPC

The property has an EPC of A. A copy of the certificate is available upon request.

TERMS

Each Party to bear their own legal costs.

VAT

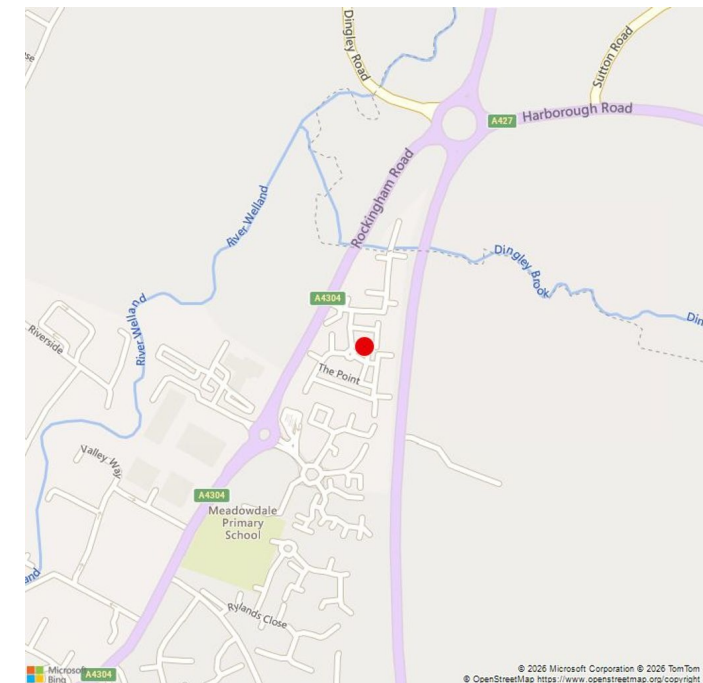
The property is opted to tax and therefore VAT will be applicable to the purchase price.

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 you to 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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Particulars Dated September 2026

