



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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



TO LET

£375.00 Per calendar
month

SUITE 2 2ND FLOOR THE OLD BANK, 40
THE SQUARE
MARKET HARBOROUGH | LE16 7PA

- Second floor office accommodation
- Prominent Grade II Listed Building, Recently Refurbished
- Town Centre Location
- Intercom Entry System

LOCATION

Market Harborough has close links to the M1 and A14/M1/A1 link road with Leicester, Northampton, Kettering, and Corby all within a short travelling distance.

Market Harborough is a popular affluent town in the Harborough District of Leicestershire .

The property occupies a central and prominent position fronting High Street. Local occupiers include Joules, Hotel Chocolat, The White Company, Crew Clothing Company, FatFace, Pizza Express, and Starbucks.

DESCRIPTION

The office accommodation has been refitted to a modern standard to include, but not limited to, LED lighting, intercom access, refurbished welfare facilities, and new kitchen.

Access to the first and second floors is from the pedestrianised area to the side of the building.

Please note there are no parking facilities with the property.

ACCOMMODATION

The property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

Suite 2 2nd Floor measures 333 sq.ft

SERVICE CHARGE INFORMATION

There will be a service charge in operation in respect of the maintenance of the communal areas of the property with regard to electric, gas, and water utilities. Further information available on request. The annual charge attributed to Suite 2 is £2,708.29 plus VAT.

BUSINESS RATES

The Property is currently assessed together with another office as a single hereditament and its Rateable Value will therefore require reassessment. Interested parties are advised to make their own enquiries with the Local District Council.

EPC

The building is listed and, therefore, does not require an EPC.

TERMS

Each party to bear their own legal costs.

VAT

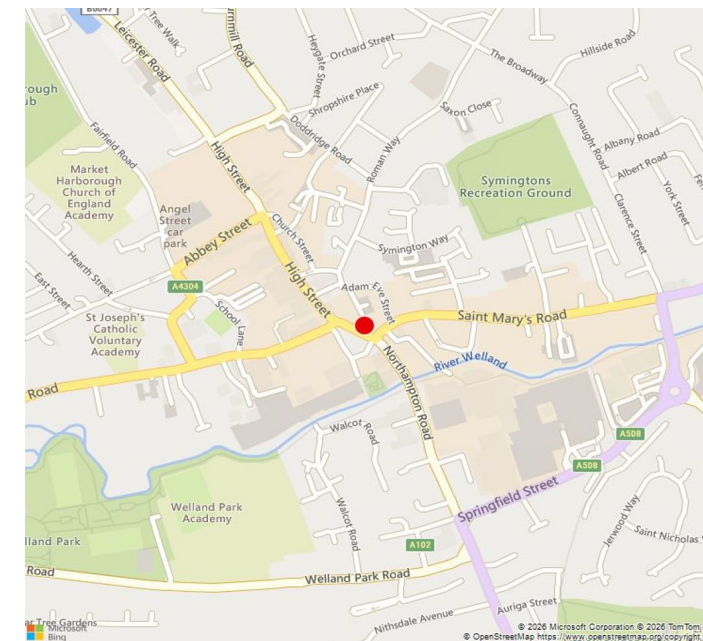
The property is opted to tax and therefore VAT is applicable to the rent quoted.

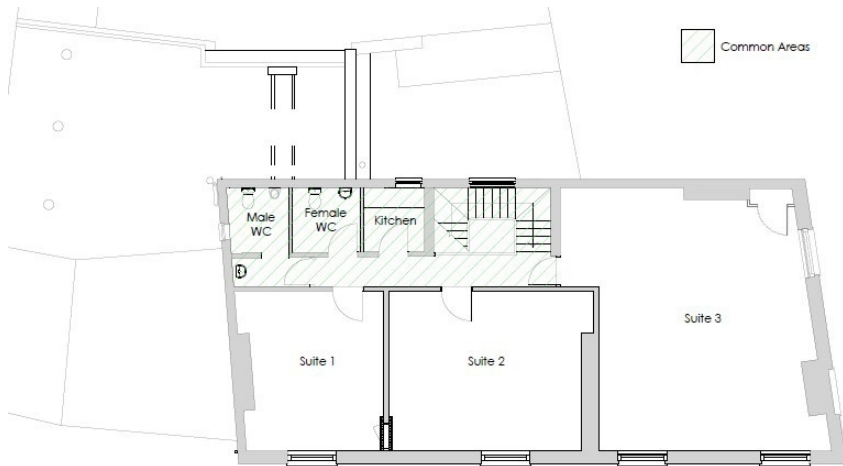
LEGAL COSTS

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.





Second Floor Plan

SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated September 2026

