



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

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



TO LET

£6,300 Per annum

SECOND FLOOR OFFICE SUITE 3, OLD
TOWN HALL HIGH STREET
MARKET HARBOROUGH | LE16 7AF

- Entry intercom
- Perimeter trunking incorporating power and data
- Independent electric heating
- LED lighting

LOCATION

Market Harborough is a thriving market town in the East Midlands 16 miles south of Leicester. It has an affluent catchment and quality retail offering, comprising both National and Independent retailers inc Joules, White Stuff, Phase 8, Zizzi's, Starbucks, Waterstones and WH Smith. The Old Town Hall lies between Church Street and High Street in a prominent position. Access to the second-floor office suite is via the door on the south elevation of the Property. Church Street is well located in the centre of Market Harborough and runs parallel to the High Street. It is considered one of the prime retail areas and popular with many professional service providers.

DESCRIPTION

Second-floor office suite comprising; carpeted floors, painted plaster finished walls, office specification LED style lighting and perimeter trunking. All office suites benefit from natural light, communal use of a reception / seating area, further enclosed kitchen facilities and server room. WC facilities are located within the communal stairwell area.
Second Floor Office Suite 3 24.08 Sq m.(267 Sq.ft.)

ACCOMMODATION

The Suite has been measured on a Net Internal Area basis (NIA) as defined within the RICS Code of Measuring Practice. The NIA is 24.8 Sq M (267 Sq Ft) for Suite 3.

BUSINESS RATES

Office Suite 3 has an April 2026 Rateable Value of £2,650. If the office is to be your only business premises you may be able to claim full business rates relief, under the Government Small Business Rates Relief Scheme. For further information please contact the Harborough District Council's Business Rates Department.

EPC

Available on request.

TERMS

Leasehold on terms to be agreed.

VAT

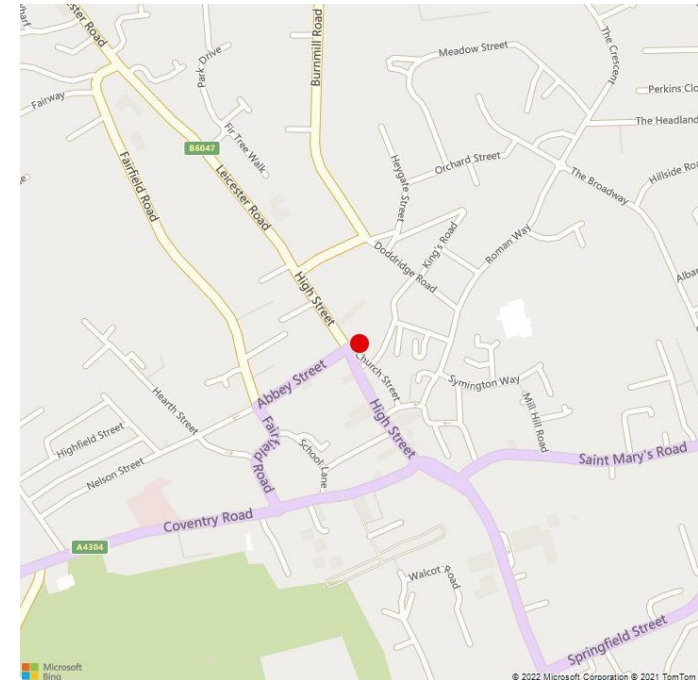
VAT is applicable.

USE

E Class Use.

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:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars Dated September 2026

