



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Devonshire House, 26 Bank St, Lutterworth LE17 4AG



TO LET

£21,744 Per annum

UNITS 5 & 6 ECKLAND LODGE,
DESBOROUGH ROAD
MARKET HARBOROUGH
LE16 8HB

- Modern Office Premises
- 1,208 Sq Ft NIA approx
- Allocated car parking spaces and overflow car parking
- Air conditioning

LOCATION

The Property is situated on the outskirts of Market Harborough and is located 4 miles from the A14, 22 miles from Junction 20 of the M1 and 26 miles from the A1 & A47. Market Harborough mainline rail station is 4.7 miles from the Business Park and provides frequent, direct trains to London St Pancras in approximately 55 minutes.

DESCRIPTION

Suite 5 is a ground floor self contained office which benefits from carpeted flooring, comfort cooling, raised access floors, kitchenette. It also benefits from separate meeting room facilities on site and 4 allocated parking spaces.

Suite 6 benefits from the same high specification and 3 allocated parking space and is available to let separately or as a pair.

The Property is available as a whole via an Assignment. The terms of the Lease to be Assigned are : Lease expiry date 31st May 2029, Tenant break option 31st May 2024.

ACCOMMODATION

All measurements are approximate and taken in accordance with the RICS Code of Measuring Practice 6th Edition. Suite 5 = 613 Sq. Ft & Suite 6 = 595 Sq. Ft Total Net Internal Area = 1,208 Sq Ft NIA approx

BUSINESS RATES

According to information provided by the Valuation Office Agency website Suite 5 has a Rateable Value of £2,600 as of April 2017 and Suite 6 has a Rateable value of £2,700 as of April 2017. Please contact Kettering Council for further information.

EPC

The Property has an EPC of TBC. Certificate is available on request.

TERMS

Rent is priced at £21,744 per annum plus VAT. A service charge is payable to cover the maintenance and upkeep of communal areas.

VAT

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

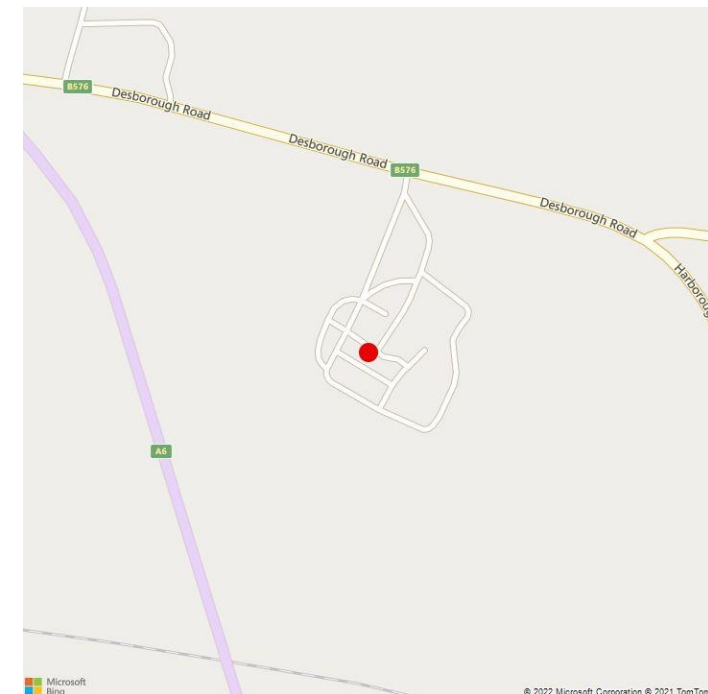
LEGAL COSTS

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" require us to verify the identity of the purchaser prior to

acceptance of an offer by the seller. Our practice is to request that you bring both a driving licence and passport for all parties to accompanied viewings. Please contact us prior to submitting an offer if this is not possible, we will then discuss other acceptable methods to verify your identity.





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 August 2022

