



**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.

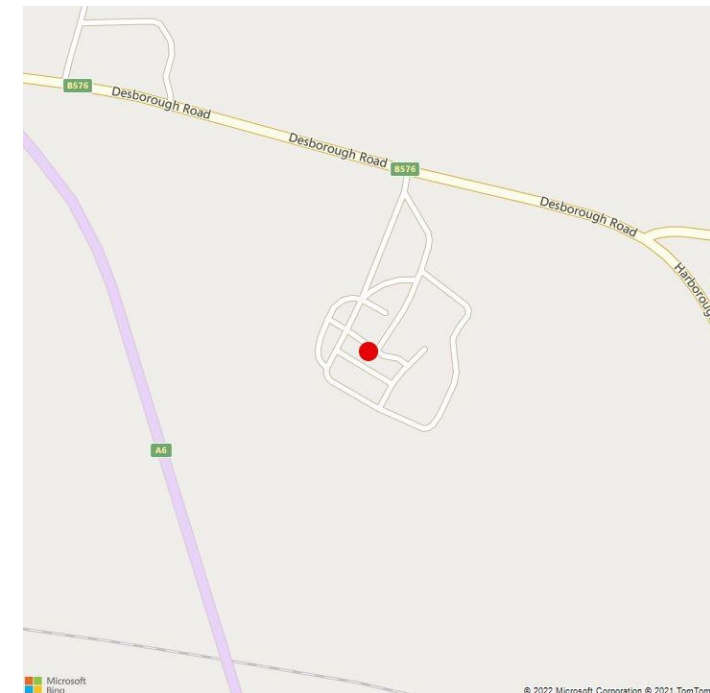
## LEGAL COSTS

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 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 November 2022

