



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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TO LET

£75,000 Per annum

UNIT 25, ROCKINGHAM ROAD
MARKET HARBOROUGH
LE16 7QU

- Modern Office Premises
- High Specification 2 Storey Office
- Incentives available
- Prominent Business Park Location

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. Market Harborough 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 International in approximately 55 minutes. The Park occupies a prominent position to the east of Market Harborough Town Centre and benefits from being conveniently close to all town amenities.

DESCRIPTION

The office comprises a light, high specification and well fitted out office building with a mix of open plan and modular offices which benefit from super-fast Internet connectivity. The property is built to a modern specification with CAT 2 lighting, perimeter trunking, a heating/cooling system, electronic intercom entry system, intruder alarm and security fob locking to many internal doors.

ACCOMMODATION

The property has been measured in accordance to the RICS Code of Measuring Practice and provides approximately 5,093 sq. ft. (473.15 sq. m) NIA of accommodation across 2 floors.

BUSINESS RATES

Rateable Value : £53,500

According to information provided by the Valuation Office Agency website, Unit 25 The Point has an April 2017 Rateable Value of £53,500.00. However, the Rateable Value from 1 April 2023 will be £58,000.00. Interested parties are advised to speak with the Local District Council for further information.

EPC

A copy of the EPC is available on request.

TERMS

The property will be let on terms to be agreed between the parties. The tenant will be responsible for contributing towards the service charges for the common areas within the office park.

VAT

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

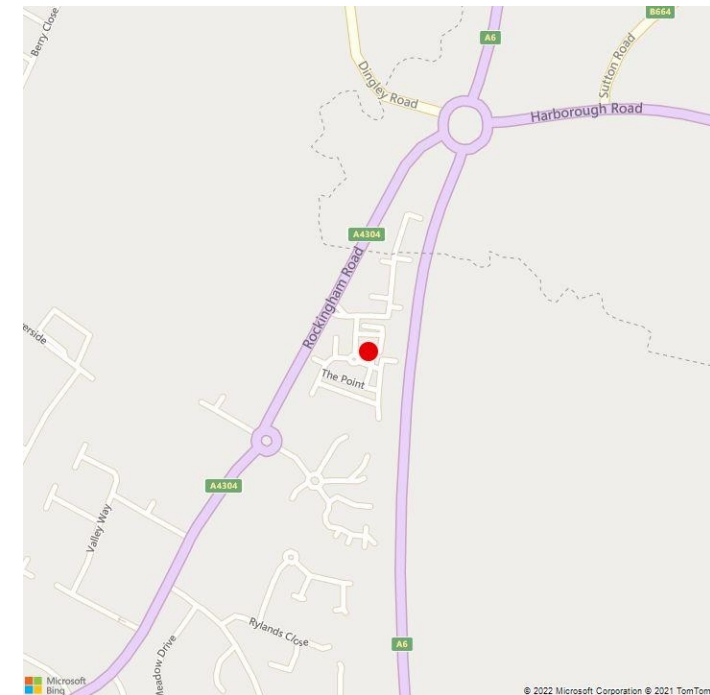
LEGAL COSTS

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 to you 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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