



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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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 24.08 Sq m.(267 Sq ft.)

ACCOMMODATION

The office suites have been measured on a Net Internal Area basis (NIA) as defined within the RICS Code of Measuring Practice 6th edition, The floor areas are as follows
Office suite 1: 27.04 Sq m (291 sq ft) Available
Office suite 2: 14.99 Sq m (161 sq ft) Let
Office suite 3: 24.8 Sq m (267 sq ft) Available
Office suites can be combined or let separately depending on availability.

BUSINESS RATES

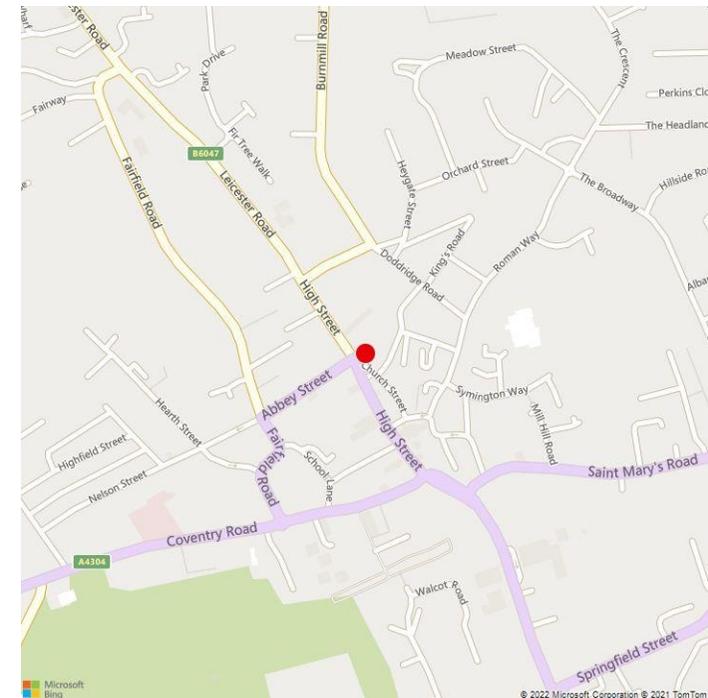
Office Suite 3 has an April 2023 Rateable Value of £2,300. If the office is to be your only business premises you may be able to claim full business rates relief, under the Government Small Business Rates Relief Scheme. For further information please contact the Harborough District Council's Business Rates Department.

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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