



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Devonshire House, 26 Bank St, Lutterworth LE17 4AG



TO LET

£14,750 Per annum

THE STEADINGS, SUTTON LANE
MARKET HARBOROUGH
LE16 8HL

- Rural Office Premises
- Four car parking spaces
- Fibre optic internet service

LOCATION

The Property is situated on the outskirts of Market Harborough occupying a rural position and is located 1 mile from the Rockingham Road A6 roundabout, 4 miles from the A14, 29 miles from Junction 20 of the M1. Market Harborough mainline rail station is 3 miles from the offices and provides frequent and direct trains to London St Pancras in approximately 55 minutes.

DESCRIPTION

The Steadings is an open plan office with separate meeting rooms and managers office.

The office space creates a self-contained terrace office, built to a high standard and incorporates traditional barn conversion style features which include exposed roof trusses, exposed brickwork, double glazed windows, LED style lighting, a mix of electric panel heaters and night storage heating with data and power points arranged around the perimeter walls. The kitchen has a ceramic tiled floor, base and wall mounted units, rolltop work surfaces and an undersink water heater, a double glazed door and window to the rear elevation and incorporates an area for lunch time seating.

ACCOMMODATION

All measurements are approximate and taken in accordance with the RICS Code of Measuring Practice 6th Edition. The Steadings = 972 Sq. Ft (90.32 Sq. M)

SERVICE CHARGE INFORMATION

A Service Charge is payable to cover the exterior maintenance and upkeep of communal areas. The annual Service Charge for the Property is £2,929.44.

BUSINESS RATES

According to information provided by the Valuation Office Agency Website, the April 2023 Rateable Value of the offices is £11,750. Interested parties are advised to contact Kettering Council for more details.

EPC

The Property has an EPC Rating of C-56. Certificate available on request.

TERMS

The office is available on an Internal and Insuring Lease. Rent is priced at £14,750 per annum plus VAT.

VAT

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

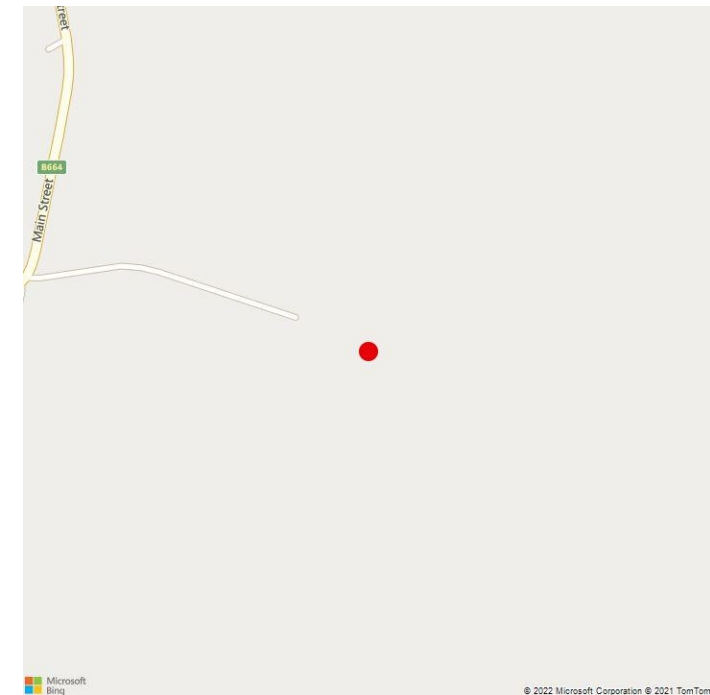
LEGAL COSTS

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 of our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to carry out a 'ProlID' 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 April 2023

