



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET
£15,000 POA

UNIT 5 LAWRENCE HOUSE,
HARBOROUGH ROAD
MARKET HARBOROUGH | LE16 7SA

- High Quality Office Space
- High Speed Internet Connectivity
- Accessible Location

LOCATION

The Property is situated approximately 3 miles north of Market Harborough within Bowden Business Village. The Business Village is less than 4 miles from the train station and town centre and 10 miles from Junction 3 of the A14.

DESCRIPTION

Modern office suite available as a pair or as separate offices. The office benefits from an open-plan office area, underfloor heating, air conditioning, perimeter trunking for network data points, toilet facilities and separate kitchen within both units. The office building also has an attractive reception hall, which provides access to the office suites. There are 8 parking spaces allocated to Lawrence House which will be split between units 4 & 5. Further visitor spaces are available for communal use.

ACCOMMODATION

The office accommodation has been measured on a Net Internal Area (NIA) basis as defined within the RICS Code of Measuring Practice 6th Edition.

Unit 5 1,325 Sq Ft (123.10 Sq. M)

SERVICE CHARGE INFORMATION

A service charge is payable to cover the maintenance and upkeep of communal areas. A Service Charge budget is available on request.

BUSINESS RATES

It is anticipated (if occupied separately) the Rateable Value for Unit 4 or 5 would be in the region of £10,375. Therefore an occupier of a unit could qualify for Small Business Rates Relief. Further details can be obtained from Harborough District Councils Business Rates Department on 01858828282.

EPC

Units 5 has an EPC Rating of C.

TERMS

The Property will be let by way of a new full repairing lease on terms to be agreed between the parties.

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 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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