



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

£4,800 Per annum

OFFICE 1 BOWDEN INN FARM,  
HARBOROUGH ROAD  
MARKET HARBOROUGH | LE16 7SA

- High Quality Ground Floor Office Space
- Semi-Rural Location
- Two Parking Spaces
- Flexible Lease Terms Available



## 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 Market Harborough town centre and 10 miles from Junction 3 of the A14.

## DESCRIPTION

A modern office suite which benefits from an open-plan office area, underfloor heating, network data points and communal toilet facilities and kitchen. The office building also has an attractive reception hall, which provides access to the office suites. The office comes with two parking space in addition to visitor parking available on site.

## ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

The GIA is 298 sq ft (27.68 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

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £3,700. At this level, occupiers may benefit from an element of Small Business Rates Relief. Interested parties are advised to speak with the Local District Council for further information.

## EPC

The Property has an EPC rating of C. A Copy of the certificate is available upon request.

## VAT

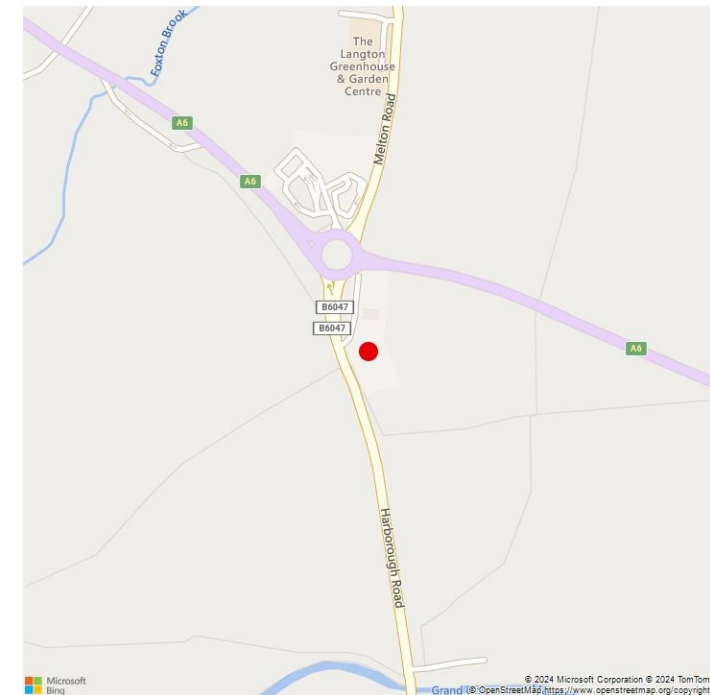
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

## 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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