



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

£1,000.00 Per calendar
month

GROUND FLOOR 37 THE POINT
MARKET HARBOROUGH | LE16 7QU

- Modern Office Premises in a Prominent Location
- Parking included
- Climate Control Heating

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 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 ground floor office is available from 1st April 2025 and measures 998 sq.ft and has four parking spaces.

The property is built to a modern specification with CAT 2 lighting, perimeter trunking, a heating/cooling system, electronic intercom entry system and intruder alarm.

There are shared WC and kitchen facilities.

ACCOMMODATION

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

The NIA for all of the ground-floor space is 998 sq.ft available 1/4/2025.

SERVICE CHARGE INFORMATION

The Service Charge is payable in addition to the rent quoted and includes all utilities, parking, bin collection, communal cleaning and high-speed internet.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £11,750. 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. The car park for the ground floor has been rated separately at £300 per annum.

EPC

The Property previously had EPC Rating of C which has expired.

TERMS

The Property is available on a leasehold basis by way of a new lease direct with the Landlord, on terms to be agreed. The quoting rent is £12,000 per annum plus VAT.

VAT

The Property is opted to tax and therefore VAT is

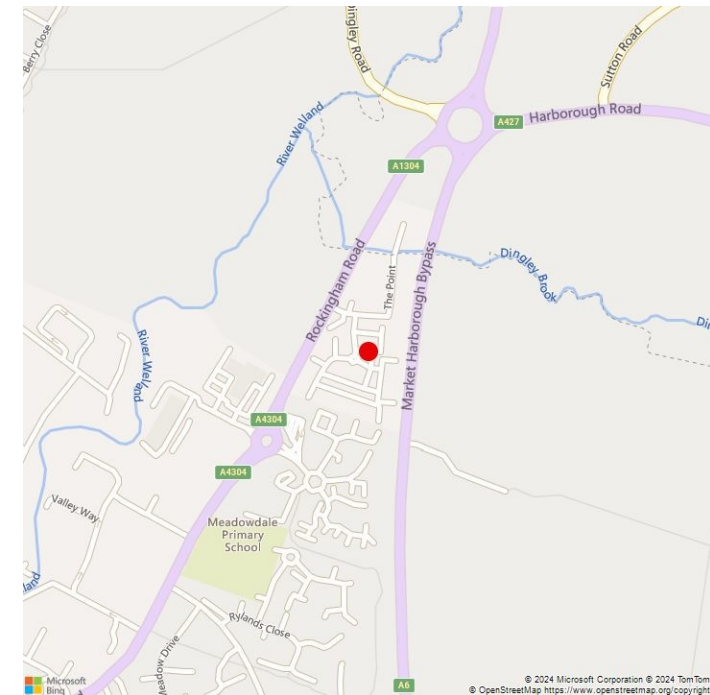
applicable to the Rent quoted.

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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