



**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**

£3,072 - £12,552 Per  
annum

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

This first-floor office may be split into two separate offices or let as one office. The smaller office measures 128 sq.ft and the larger office space measures 523 sq.ft. The first floor comprises a light, open plan office which benefits from super-fast Internet connectivity and shared ground floor WCs. 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. The WC and kitchen facilities are shared communal space for the entire building.

## 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 office space is 651 sq.ft. However, the the smaller office space measuring 128 sq.ft can be rented separately.

## SERVICE CHARGE INFORMATION

The rent is inclusive of service charges.

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £26,000. 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

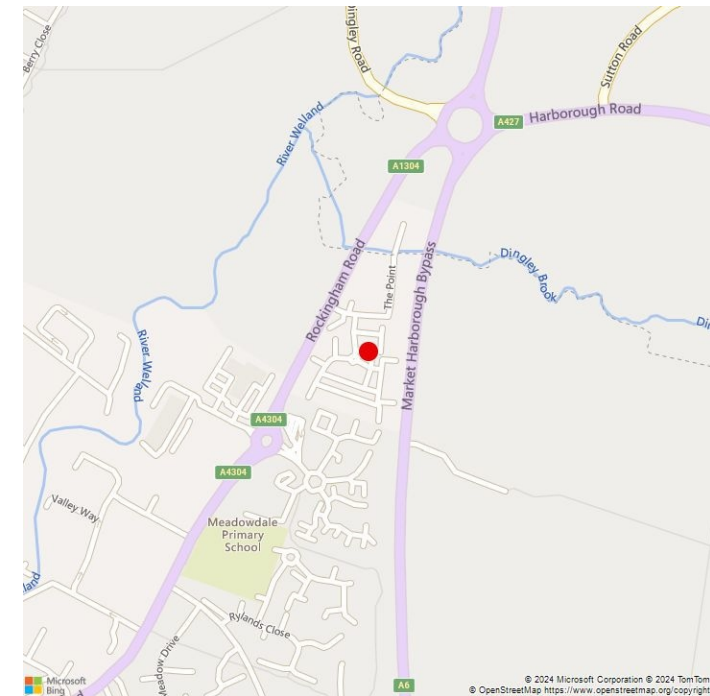
The Property previously had EPC Rating of C which has expired.

## VAT

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

## 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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