



**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**

£10.00 Per sq foot

2ND FLOOR , 40 THE SQUARE  
MARKET HARBOROUGH | LE16 7PA

- Prominent Grade II Listed Building
- Town Centre Location
- Pending Refurbishment
- 1st and 2nd floors available separately

## LOCATION

Market Harborough has close links to the M1 and A14/M1/A1 link road with Leicester, Northampton, Kettering and Corby all within a short travelling distance.

Market Harborough is a popular affluent town in the Harborough District of Leicestershire .

The Property occupies a central and prominent position fronting High Street. Local occupiers include The White Company, W H Smiths, Crew Clothing Company, FatFace, Pizza Express and Starbucks.

## DESCRIPTION

It is intended that prior to occupation the office accommodation will be refitted to a modern standard to include but not limited to LED lighting, communal heating system, video intercom access and refurbished welfare facilities.

Access to the first and second floors is from the pedestrianised area to the side of the building.

Please note there are no parking facilities with the Property.

## ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice. The second floor measures 1,110 sq.ft (103.12 sq.m).

## SERVICE CHARGE INFORMATION

There will be a service charge in operation in respect of the maintenance of the communal areas of the Property. Further information available on request.

## EPC

The Property has an EPC 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.

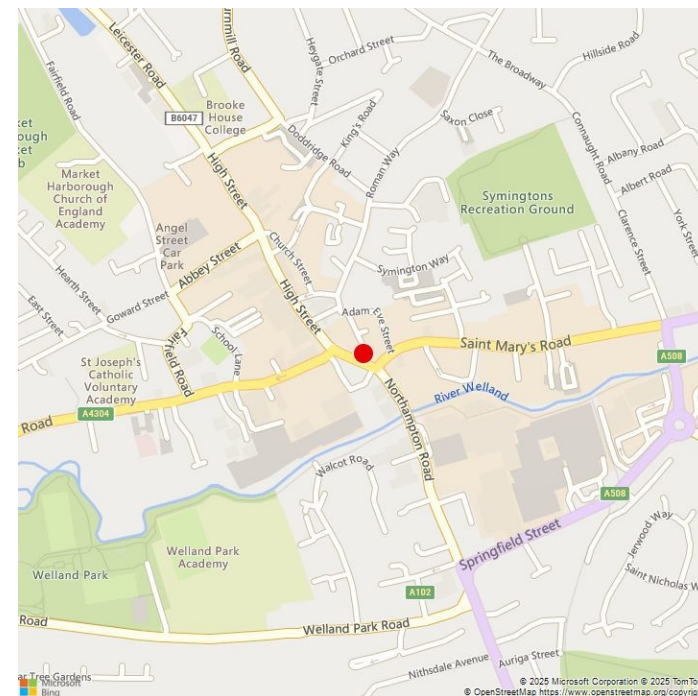
## LEGAL COSTS

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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