



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

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



TO LET

£11,750 Per annum

GROUND FLOOR, UNIT 30 THE POINT
BUSINESS PARK
MARKET HARBOROUGH | LE16 7QU

- Modern Office Premises
- Climate Control Heating and Cooling
- Prominent Business Park Location
- 3 Parking Spaces

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. The Business Park 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 Business 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 comprises a large open-plan office which benefits from some glazed partitioning, perimeter trunking, interior access system, superfast internet connectivity and shared ground floor WC's. The property is build to a modern specification with LED lighting, heating and coding system and intruder alarm.

ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice. The NIA is 832 sq ft (140 sq m).

SERVICE CHARGE INFORMATION

The tenant will be responsible for contributing towards the service charges for common areas of the Office Park and the Building.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £8,000. 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 has an EPC of D. A Copy of the certificate is available upon request.

TERMS

The property will be let on an internal repairing lease. The tenant will be responsible for contributing towards the Service Charges for

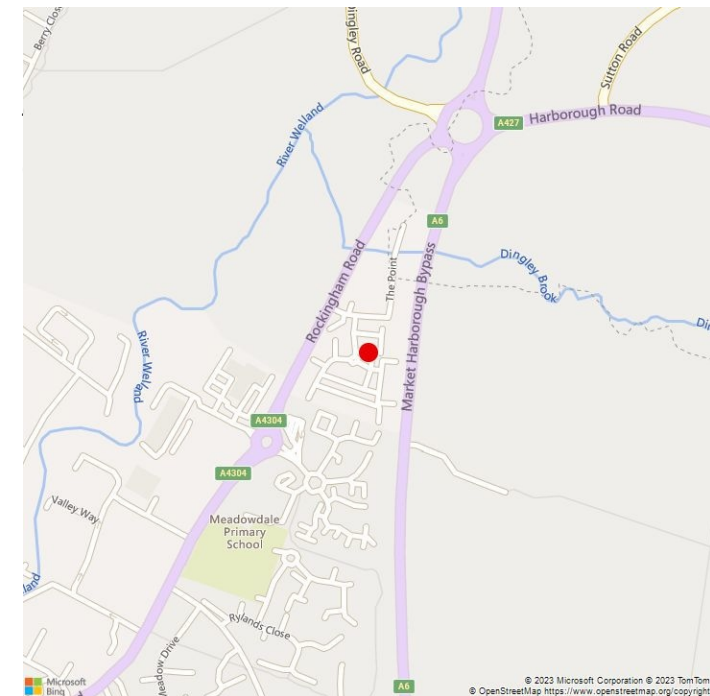
the common areas within the building and for the Park.

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





SUBJECT TO CONTRACT Disclaimer:

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