



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

£28,000 Per annum

UNIT C2 THE COURTYARD, HARBOROUGH
ROAD
MARKET HARBOROUGH | LE16 8HB

- Modern Industrial unit
- 3,394.65 sq ft GIA
- Car parking available

LOCATION

The Property is situated on the outskirts of Market Harborough and is located 4 miles from the A14, 22 miles from Junction 20 of the M1 and 26 miles from the A1 & A47. Market Harborough mainline rail station is 4.7 miles from the Business Park and provides frequent, direct trains to London St Pancras in approximately 55 minutes. Eckland Lodge Business Park is the home to an array of successful businesses that occupy both the industrial and office buildings that have been developed.

DESCRIPTION

The property comprises a modern portal frame unit, with low-level blockwork elevations, cladding, and a glass atrium at the entrance to the property. Internally the unit benefits from a W/C, kitchenette, security office, as well as air conditioning units, destratification fans, and pendant light fixtures. The unit also incorporates three phase power, automatic doors, and two large roller shutter doors with a concrete loading apron. Ample parking is available in the dedicated parking area.

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 3,394.65 (315.43 sq m). The dimensions of the warehouse are:
Width: 20.32m
Depth: 15.04m
Eaves Height: 5.6m
Roller shutter doors: 5.27m (height), 4.32m (width)

SERVICE CHARGE INFORMATION

A service charge is applicable in addition to the rent, in respect of maintaining the communal areas of the Business Park.

BUSINESS RATES

The property currently has a rateable value £13,250. Interested parties should confirm the rates payable with Harborough District Council.

EPC

The property has an EPC rating of C.

VAT

The property is opted to tax and therefore VAT is applied to the rent quoted.

VIEWINGS

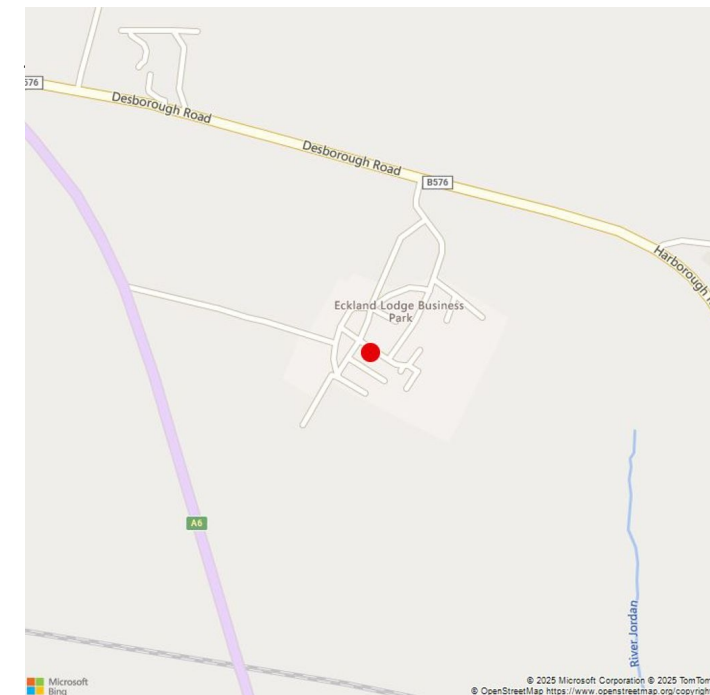
Viewings to be arranged exclusively via Wells McFarlane.

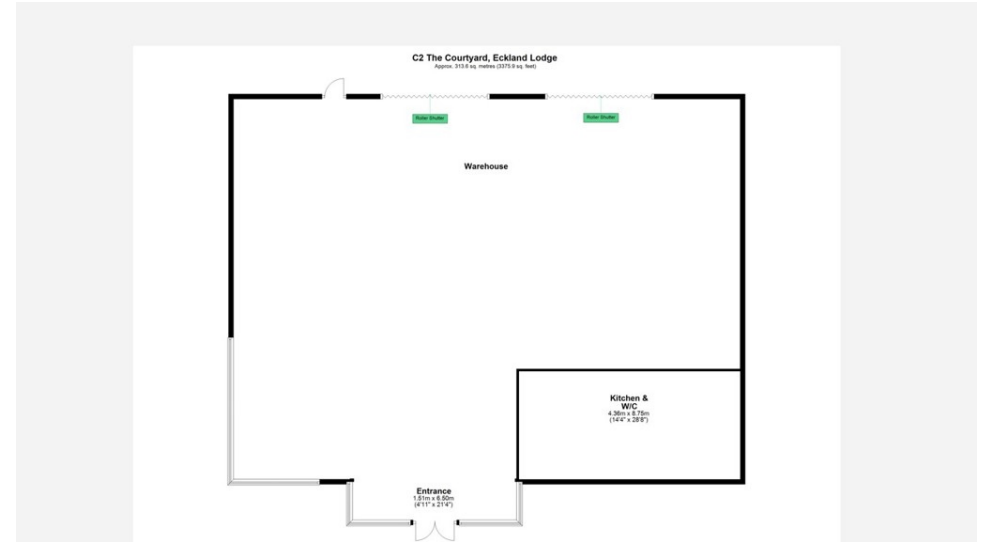
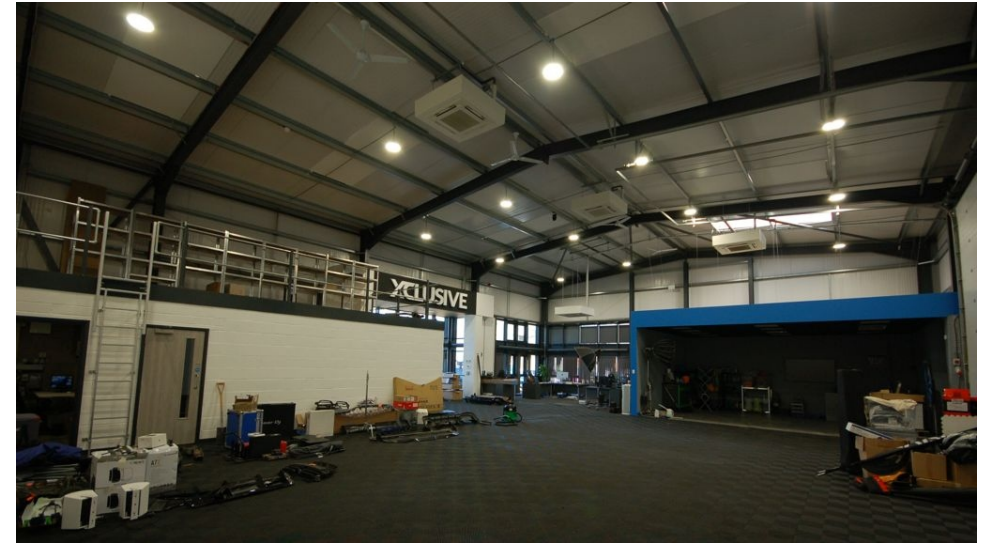
LEGAL COSTS

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 of our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to 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





SUBJECT TO CONTRACT Disclaimer:

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