



TO LET

£24,180 Per annum

OFFICE 7 THE LINCOLN BUILDING,
DESBOROUGH ROAD
MARKET HARBOROUGH | LE16 8HB

- Modern Office Premises
- 1,405 sq ft NIA
- 4 Car parking spaces and overflow car parking
- Air conditioning

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.

DESCRIPTION

Office 7 is a first floor self contained office which benefits from carpeted flooring, comfort cooling, raised access floors, kitchenette and shower room. It also benefits from separate meeting room facilities on site. There is a dedicated server room and over overflow parking on site. The communal entrance for access to Office 7 is in the centre of the building.

ACCOMMODATION

All measurements are approximate and taken in accordance with the RICS Code of Measuring Practice 6th Edition. Total Net Internal Area = 680 sq ft NIA

SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of the Business Park.

EPC

The Property has an EPC of B. Certificate is available on request.

TERMS

The property is to be let by way of a new lease with terms to be agreed between the parties.

VAT

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

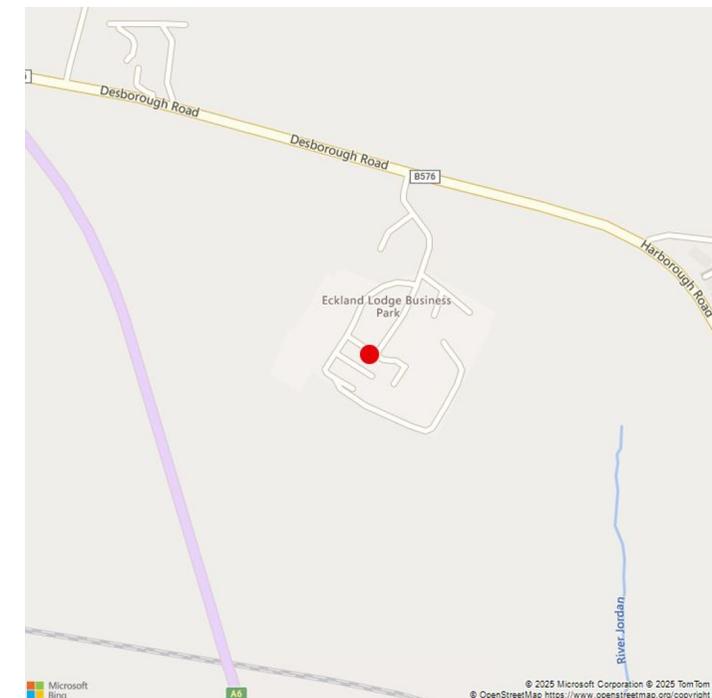
LEGAL COSTS

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:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

