



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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



FOR SALE

£300,000 Guide price

27 THE POINT BUSINESS PARK,
ROCKINGHAM ROAD
MARKET HARBOROUGH | LE16 7QU

- For Sale with Vacant Possession
- Modern Two-Storey Office Premises
- Prominent Business Park Location

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.

DESCRIPTION

The Property is built to a modern specification with LED lighting, perimeter trunking, carpeted floor coverings, a heating/cooling system, electronic intercom entry system and intruder alarm. The ground floor comprises a light open plan main office area and a drinks making station. Off the entrance hall are both disabled and able-bodied WC facilities. The first floor comprises of an open plan office with an element of glazed partitions and kitchen area.

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 1,512 sq ft (140.46 sq m).

SERVICE CHARGE INFORMATION

A Service Charge is chargeable via The Point Business Park Management Company in respect of maintaining the communal areas of the Business Park. The Service Charge budget for 2026 is £1,731.05 plus VAT in respect of the Property.

EPC

The Property has an EPC of C. A Copy of the certificate is available upon request.

TERMS

For sale with vacant possession.

VAT

The Property is opted to tax and therefore VAT will be applicable to the purchase price.

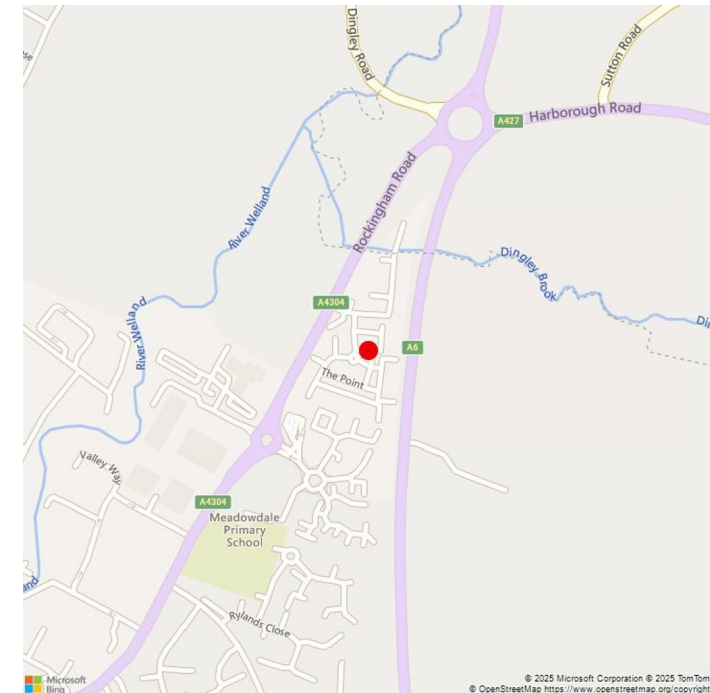
LEGAL COSTS

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.





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