



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

£11,750 Per annum

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

- Modern Office Premises
- 1,512 sq. ft NIA
- Prominent Business Park Location
- 4 Car 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 Property is built to a modern specification with CAT II lighting, perimeter trunking, carpeted floor coverings, a heating/cooling system, electronic intercom entry system and intruder alarm. There are currently glazed partitions on the first floor creating a meeting room space/managers office. There are both disabled and able-bodied WC facilities off the entrance hall. The first-floor comprises of an open-plan office and a small 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 sq m).

BUSINESS RATES

The Valuation Office Agency website states that the First Floor of Unit 30 has a Rateable Value from 1st April 2026 of £10,000.

EPC

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

VAT

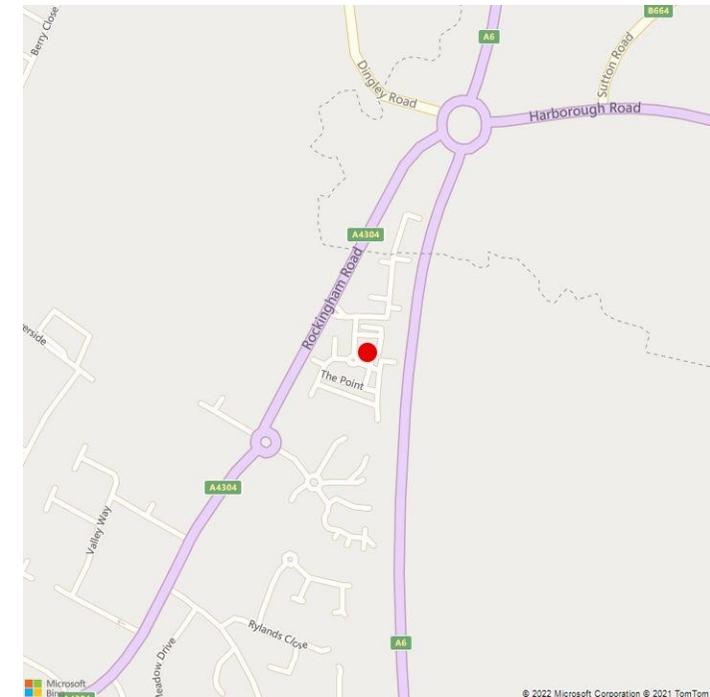
The Property is opted to tax and, therefore, VAT is applicable in addition to the rent quoted.

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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