



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Devonshire House, 26 Bank St, Lutterworth LE17 4AG



TO LET

£40,000 Per annum

UNIT 1, ROCKINGHAM ROAD
MARKET HARBOROUGH
LE16 7QU

- Ample allocated parking spaces
- High Specification Office
- Prominent 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. Market Harborough 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 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 office comprises a light, high specification and well fitted out office building with a mix of open plan and modular offices which benefit from super-fast Internet connectivity. The Property is built to a modern specification with CAT 2 lighting, perimeter trunking, a heating/cooling system, electronic intercom entry system and intruder alarm.

ACCOMMODATION

The Property has been measured in accordance to the RICS Code of Measuring Practice and provides approximately 372 Sq m (4,000 Sq ft) Net Internal Area (NIA) of accommodation on the ground and first floor.

BUSINESS RATES

The whole building has a current April 2023 Rateable Value of £46,500 per annum, however interested applicants are advised to make their own enquiries with Harborough District Council.

EPC

The Property has an EPC rating of C 65. A copy of the certificate is available on request.

TERMS

The Property will be let on Internal Repairing and Insuring terms. The Tenant will be responsible for contributing towards the service charges for the common areas within the Business Park. The Property is currently available at an indicative rent of £40,000 per annum on the basis of a 5 or 6 year Lease term.

VAT

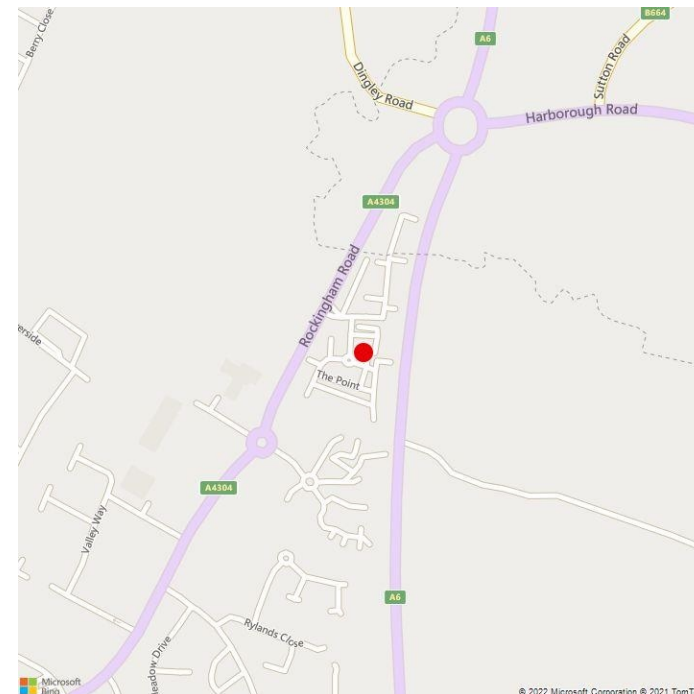
All prices are stated exclusive of VAT.

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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Particulars Dated March 2023

