



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

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



TO LET

£11,000 Per annum

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

- Modern Office Premises
- Climate Control Heating and Cooling
- 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. 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 Ground Floor comprises a large open-plan office which benefits from some glazed partitioning, perimeter trunking, interior access system, superfast internet connectivity and shared ground floor WC's. The property is build to a modern specification with LED lighting, heating and coding system and intruder alarm.

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 832 sq ft (140 sq m)

SERVICE CHARGE INFORMATION

The tenant will be responsible for contributing towards the service charges for common areas of the Office Park and the Building.

EPC

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

TERMS

The property will be let on an internal repairing lease.

The tenant will be responsible for contributing towards the Service Charges for the common areas within the building and for the Park.

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.