

01536 483400

eddisons.com

OFFICE - FOR SALE

**Eddisons**

Incorporating Budworth Hardcastle



**HUDSON HOUSE MARKET HARBOROUGH, COMPASS POINT, NORTHAMPTON ROAD,  
MARKET HARBOROUGH, LEICESTERSHIRE LE16 9HW**

**Price: On Application**

**Size: 5,496 sq ft (510.58 sq m)**

- Two storey self contained office buildings (can be split).
- Air conditioning and raised access floors as standard.
- Fire alarm and smoke detectors installed.
- Fully fitted kitchen including refrigerator and dishwasher.

## LOCATION

Compass Point is located on Northampton Road on the south side of Market Harborough. Access to the A14 to Kellmarsh is just 4 miles south on the A508, and the A14 itself provides uninterrupted dual carriageway access to the M1/M6 interchange in the west and on to the A1/M11.

Market Harborough has a mainline railway station with direct access to London St Pancras International to the south (55 mins - 1 hr 15 mins) and Nottingham and Derby to the North.

Compass Point itself is immediately opposite the Market Harborough leisure centre, the Nu Nu children's day nursery and the Two Shires doctors surgery.

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## DESCRIPTION

High specification offices available on a build to suit basis.  
Planning consent granted.

Specification includes raised access floors, comfort cooling, carpeting, T Points and dedicated car parking.

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## LEASE TERMS

On application.

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## TENURE

Freehold

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## VIEWING

Strictly via the agents:

Eddisons: Amanda Lawrence

01536 483400

Amanda.Lawrence@eddisons.com

For more information, visit [eddisons.com](http://eddisons.com)  
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### Important Information

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