

01536 483400

eddisons.com

OFFICE - TO LET / FOR SALE

**Eddisons**

Incorporating Budworth Hardcastle



**19 THE POINT BUSINESS PARK, ROCKINGHAM ROAD, MARKET HARBOROUGH,  
LEICESTERSHIRE, LE16 7QU**

**Rent/Price: £55,000 per annum**

**Size: 4,072 sq ft (378.29 sq m)**

**£800,000 offers in the region of**

- Sought after business park location just 5 minutes from main line train station
- Comfort Cooling
- Raised floors
- Carpeted throughout

## LOCATION

Market Harborough is an affluent market town situated on the Leicestershire/Northamptonshire border with a population of approx 23,000.

The Point Business Park is located on Rockingham Road to the East of the town centre and close to the Junction with the A6 Market Harborough bypass.

The Midland Mainline Railway Station is located just 5 minutes walk from The Point and offers a twice hourly service to London St Pancras International with a journey time of approx 1 hour.

## DESCRIPTION

The property comprises a modern three storey mid terrace office building of traditional brick and tile construction offering high quality accommodation. The specification includes, raised access floors, comfort cooling, carpeting throughout, suspended ceilings, Cat 3 lighting, T Points on each floor, WC's on ground and second floor, Lift, and 21 Car parking spaces.

## SERVICES

We understand that the property benefits from mains electric and drainage together with broadband.

Eddisons have not tested any of the services and therefore tenants should satisfy themselves in this regard.

## ACCOMMODATION

The property has been measured on a net internal area basis as follows:-

Ground Floor	121.90 sqm	1,312 sq ft
First Floor	122.87 sqm	1,323 sq ft
Second Floor	133.58 sqm	1,438 sq ft
Total	378.35 sqm	4,073 sq ft

## PLANNING

The property has planning for office use which falls under the new "E" planning use class.

## VAT

All figures quoted are exclusive of VAT which the landlord may have a duty or wish to impose.

## LEASE TERMS

Available to let on a new FRI lease for a term of years to be agreed at £55,000 per annum plus VAT. Consideration will be given to the sale of the freehold at a figure of £800,000 plus VAT.

## RATES

We understand from the Valuation Office Agency website that the rateable value of the property from 1st April 2023 will be £45,250. The standard business rate multiplier for the financial year 1st April 2024 - 31st March 2025 is 49.9p in the £ which would give rates payable of £22,579.75.

Any prospective occupier should make their own enquiries to Harborough District Council on 01858 828282.

## TENURE

Leasehold.

## ANTI-MONEY LAUNDERING

In accordance with the Anti-Money laundering regulations two forms of identification and confirmation of funding will be required from any applicants together with the usual references that will be required.

## LEGAL COSTS

Each party to bear their own.

## EPC

The property has an EPC rating of D 83.

## VIEWING

Strictly via the joint agents:  
Eddisons Commercial Limited

Contact: Amanda Lawrence  
Email: [Amanda.Lawrence@eddisons.com](mailto:Amanda.Lawrence@eddisons.com)  
Tel: 01536 483400

TDB Real Estate

Contact: Jack Brown/Mark Brown  
Email: [jack@tdbre.co.uk](mailto:jack@tdbre.co.uk)/[mark@tdbre.co.uk](mailto:mark@tdbre.co.uk)  
Tel: 01604 604020

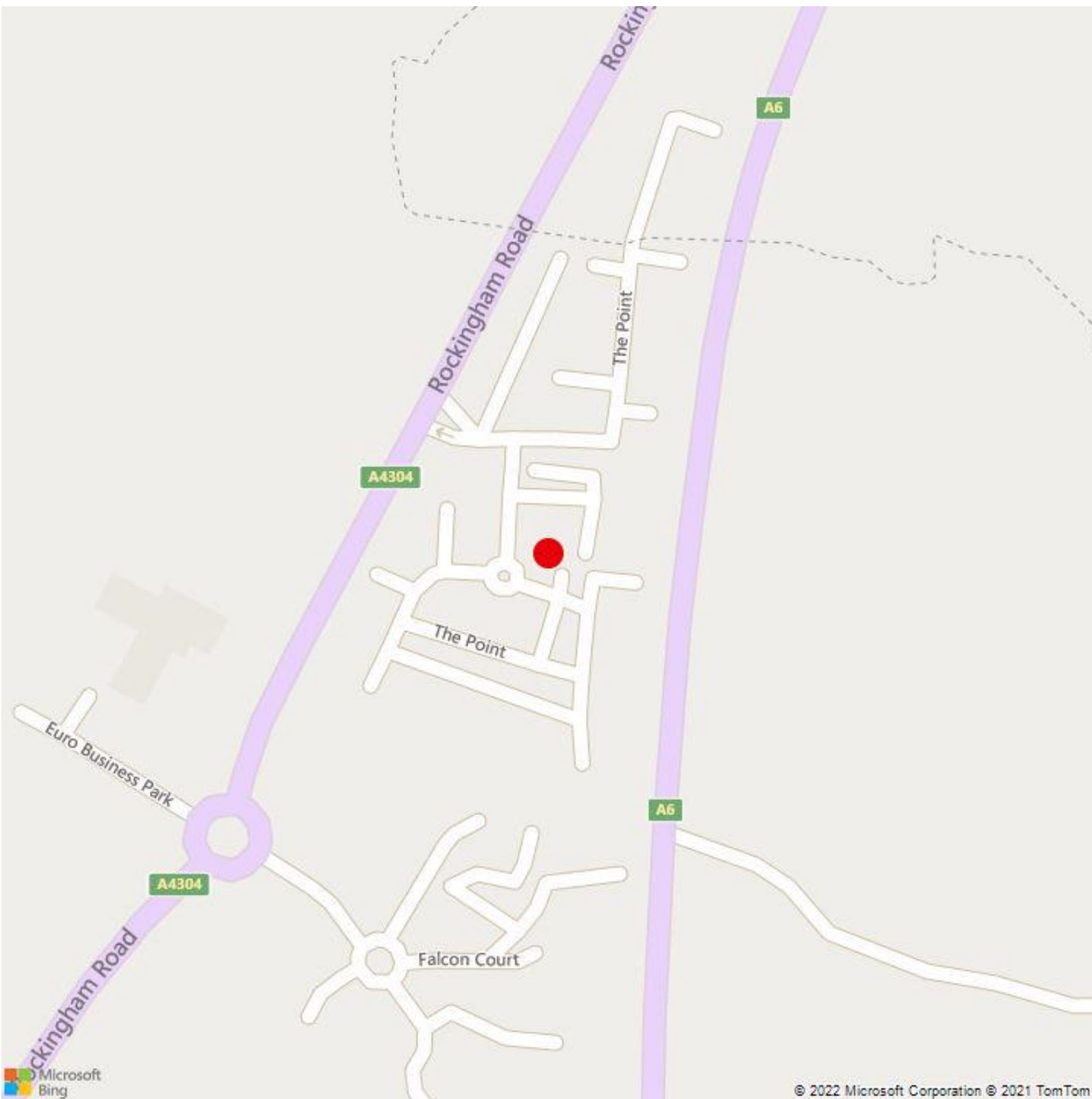
For more information, visit [eddisons.com](http://eddisons.com)  
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### Important Information

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