

01536 483400

eddisons.com

OFFICE - TO LET

**Eddisons**

Incorporating Budworth Hardcastle



**FIRST FLOOR A3 ANSON HOUSE, COMPASS POINT, HARBOROUGH ROAD, MARKET  
HARBOROUGH, LEICESTERSHIRE LE16 9HW**

**Rent: £38,800 per annum**

**Size: 2,636 sq ft (244.88 sq m)**

- High quality first floor offices in established business park environment.
- Fitted with air conditioning, suspended ceilings with low glare lighting carpeting, full access raised floors, Lift, T Point and WC's
- Fully DDA Compliant
- New Lease

## LOCATION

Compass Point is located on Northampton Road on the south side of Market Harborough. Access to the A14 at Kelmarsh 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 onto the A1/M11.

Market Harborough has a main line 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 childrens day nursery and the Two Shires doctors surgery.

## DESCRIPTION

Self contained first floor office suite on established business park. The offices are fitted with air conditioning, suspended ceilings with low glare lighting, carpeting, full access raised floors, T Point and WC's. The accommodation provides a mixture of open plan and cellular offices together with a large meeting room.

Externally there are 15 car parking spaces.

## SERVICES

Mains drainage, mains electric and broadband are all connected to the property.

Eddisons have not tested any of the incoming services and incoming tenants should therefore make their own enquiries in this regard.

## ACCOMMODATION

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

First Floor	2,636 sq ft	244.90 sqm
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## PLANNING

The property has planning for Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended September 2020).

## RENT

The property is available on a leasehold basis at £38,800 per annum plus VAT.

## VAT

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

## LEASE TERMS

The property is available to let on a new FRI lease for a term to be agreed at a rent of £38,800 per annum.

## RATES

The property is currently assessed as a whole and would therefore need to be reassessed. The whole building has a rateable value identified from the Valuation Office website from April 2023 is £64,000.

The business rates multiplier for the financial year 1st April 2023-31st March 2024 for properties with a rateable value above £51,000 is 0.512p in the £ which would give rates payable assuming no relief or premium of £32,768 therefore approximately 50% of this would be attributable to the ground floor office suite.

Any prospective occupier should contact 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 B/29.

## VIEWING

Strictly via the sole agents Eddisons Commercial Ltd:

Contact: Amanda Lawrence

Email: [Amanda.Lawrence@eddisons.com](mailto:Amanda.Lawrence@eddisons.com)

Tel: 01536 483400

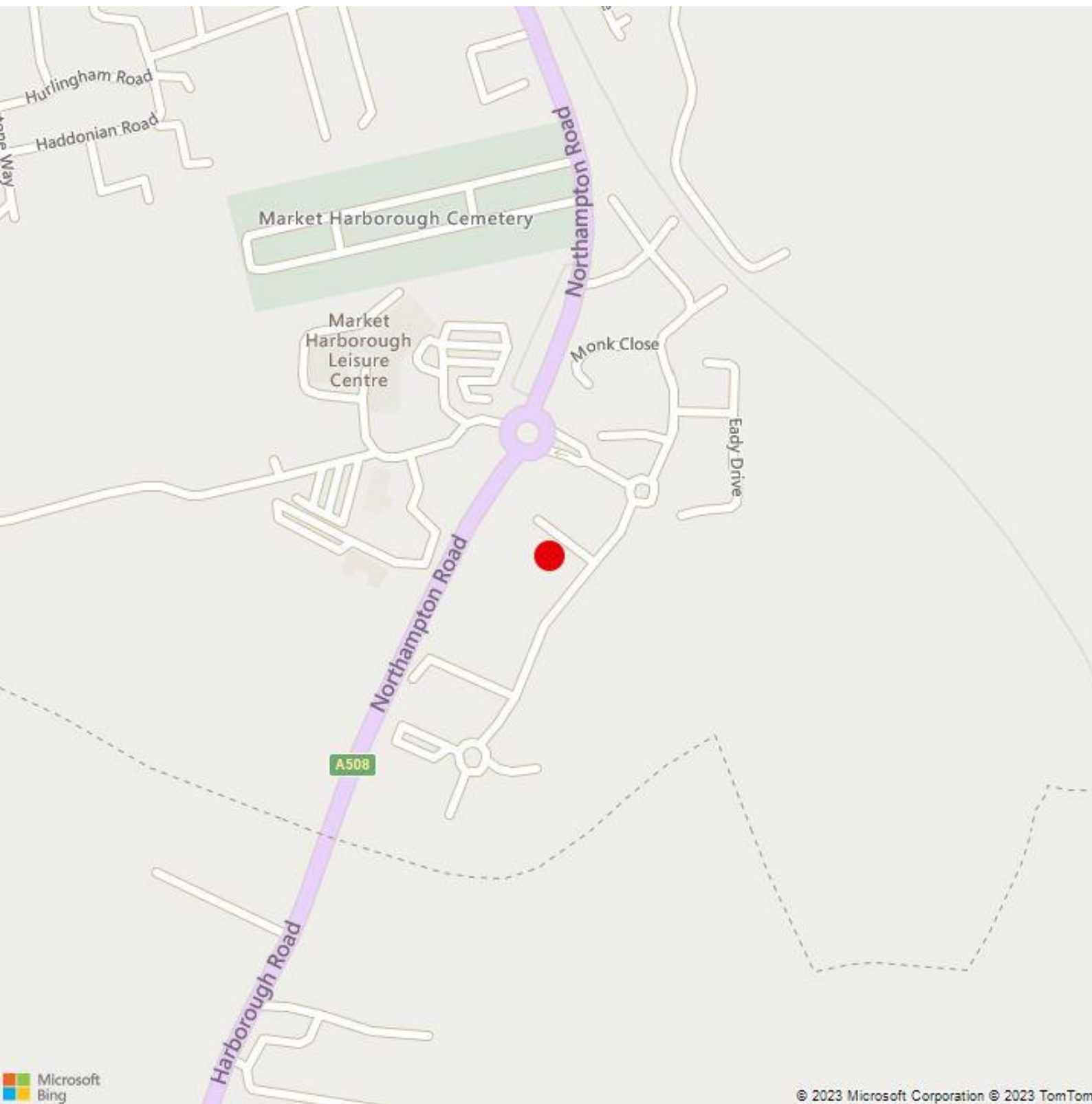
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### Important Information

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