

01536 483400

eddisons.com

OFFICE - FOR SALE

**Eddisons**

Incorporating Budworth Hardcastle



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

**Price: £625,000 offers in the region of**

**Size: 3,570 sq ft (331.65 sq m)**

- High quality, modern, end terrace office with 20 car parking spaces
- Fitted with comfort cooling, carpeting, suspended ceilings and LED lighting
- Part let so opportunity for an owner occupier to purchase and occupy part or an investor
- Existing furniture can be made available by separate negotiation

## LOCATION

Market Harborough is an affluent market town situated on the Leicestershire/Northamptonshire border with a population of approximately 24,000.

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 A6 leads to the A14 at J3 which in turn leads to the M1/M6 interchange to the West and the A1 to the East.

The mainline railway station is located just 5 minutes walk along Rockingham Road and offers a twice hourly service to London St Pancras International with a journey time of just under 1 hour.

## DESCRIPTION

The property comprises a high quality modern two storey end of terrace office with 20 car parking spaces.

The offices are fitted with suspended ceilings, LED lighting, comfort cooling, and carpeting. The ground floor has two glazed partitioned meeting rooms together with a store and comms room with the remaining space being open plan. The first floor is open plan. There are two WC's on each floor. On the ground floor there is a fitted kitchen with dishwasher and 2 microwaves with a further fitted kitchen on the first floor with dishwasher and boiler water tap.

All of the existing furniture can be left insitu by separate negotiation.

The ground floor is let on a new 5 year lease from 7th May 2024 at a rental of £20,000 per annum.

## SERVICES

We understand mains electric and mains drainage are connected to the property 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	1,745 sq ft	162.12 sqm
First Floor	1,825 sq ft	169.55 sqm
Total	3,570 sq ft	331.67 sqm

## PLANNING

The property has planning for Office use.

## PRICE

The property is available on a freehold basis with vacant possession of the first floor at a figure of £625,000 plus VAT.

The Ground floor is let on a new 5 year lease from 7th May 2024 at a figure of £20,000 per annum.

## VAT

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

## LEASE TERMS

The property is available on a freehold basis with vacant possession on completion at a figure of £625,000 plus VAT.

## RATES

We understand from the Valuation Office Agency website that the property has a rateable value of £33,750.

The standard business rate multiplier for the financial year 1st April 2023-31st March 2024 is 49.9p in the £ which would give rates payable assuming no relief or premium of £16,841.25.

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

## TENURE

Freehold.

## ANTI-MONEY LAUNDERING

In accordance with the anti money laundering regulations two forms of identification with confirmation of funding will be required from any purchasers.

## LEGAL COSTS

Each party to bear their own.

## EPC

The property has an EPC rating of C 74.

## VIEWING

Strictly via the agents Eddisons Commercial Limited:

Contact: Amanda Lawrence

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

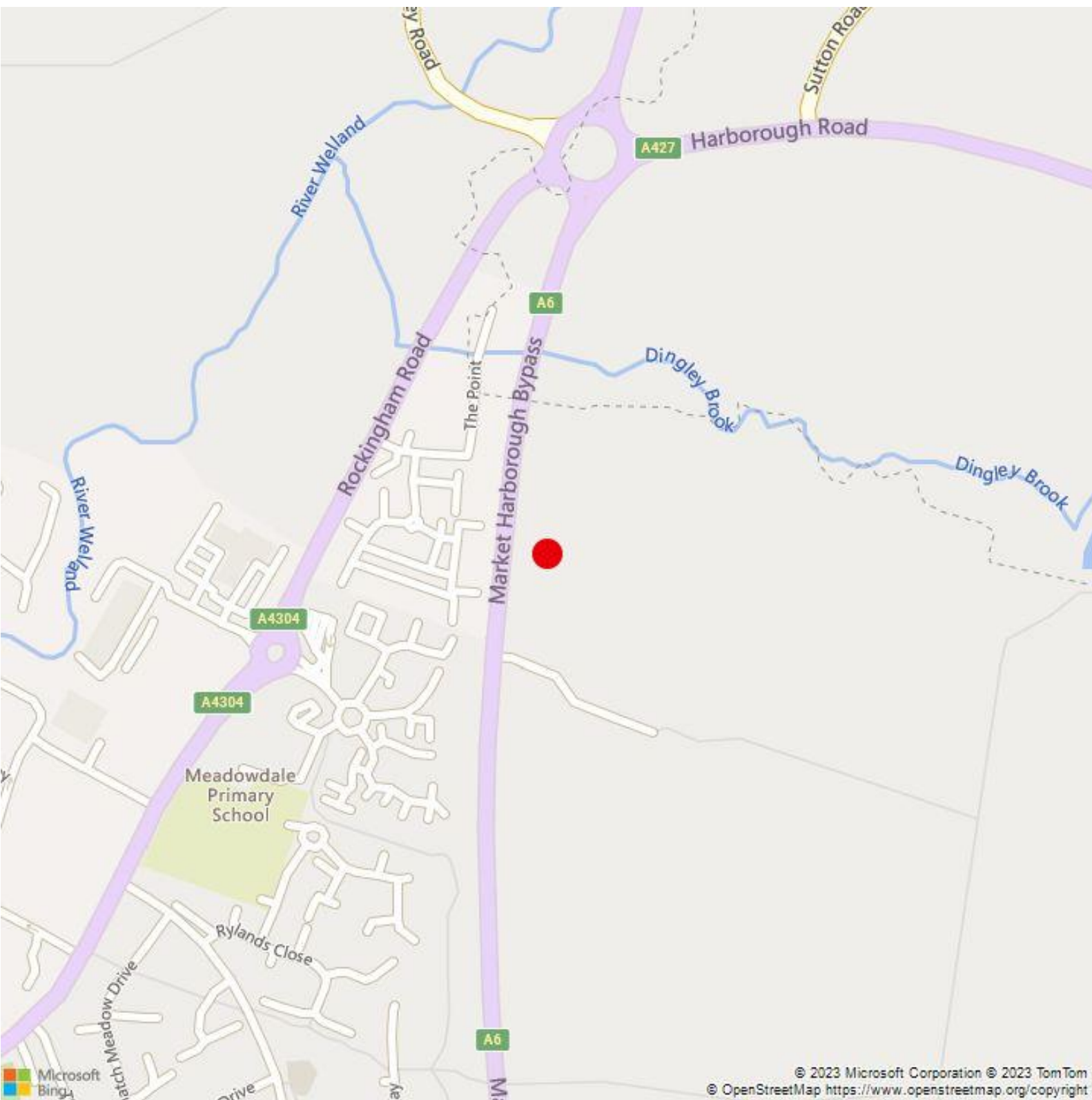
For more information, visit [eddisons.com](http://eddisons.com)  
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### Important Information

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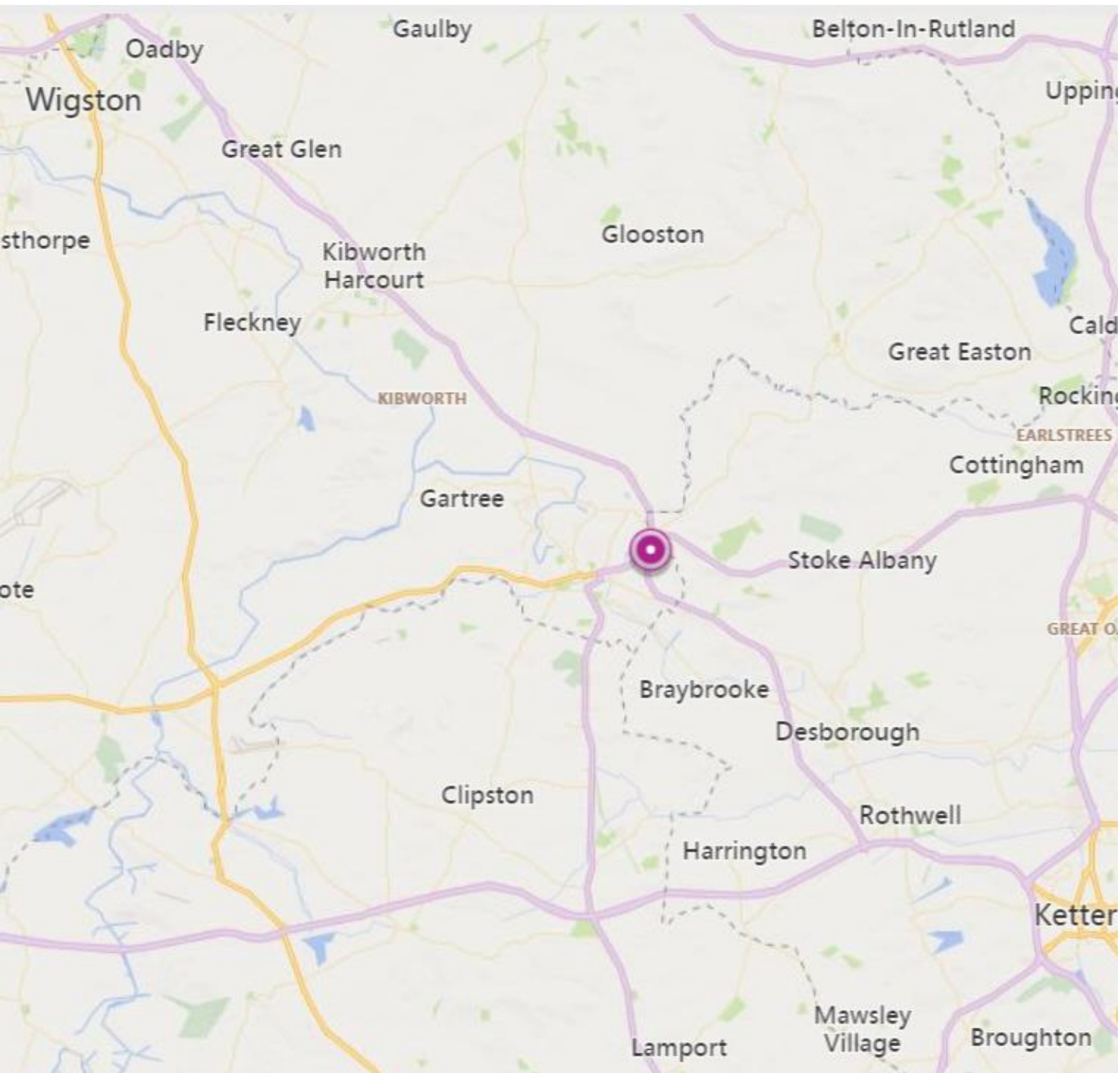
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