

01536 483400

eddisons.com

OFFICE - TO LET

**Eddisons**

Incorporating Budworth Hardcastle



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

**Rent: £23,000 per annum**

**Size: 1,825 sq ft (169.54 sq m)**

- High quality first floor self contained office suite
- Fitted with comfort cooling, carpeting, suspended ceilings and LED lighting
- 12 Car parking spaces
- 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 first floor office suite which is self contained with 12 car parking spaces.

The offices open plan and are fitted with suspended ceilings, LED lighting, comfort cooling, and carpeting. There are two WC's.

There is a fitted kitchen area with dishwasher and microwave and hot water boiler tap.

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

## 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:-

First Floor: 1,825 sq.ft. (169.55 sqm.)

## PLANNING

The property has planning for Office use.

## RENT

The property is available on a new FRI lease at a figure of £23,000 per annum plus VAT.

## 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 new FRI lease at a rental of £23,000 per annum plus VAT.

## RATES

The property is currently rated as a whole and is currently awaiting re-assessment.

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

## TENURE

Leasehold.

## ANTI-MONEY LAUNDERING

In accordance with the anti money laundering regulations two forms of identification with confirmation of funding will be required together with the usual references.

## 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 Ltd:

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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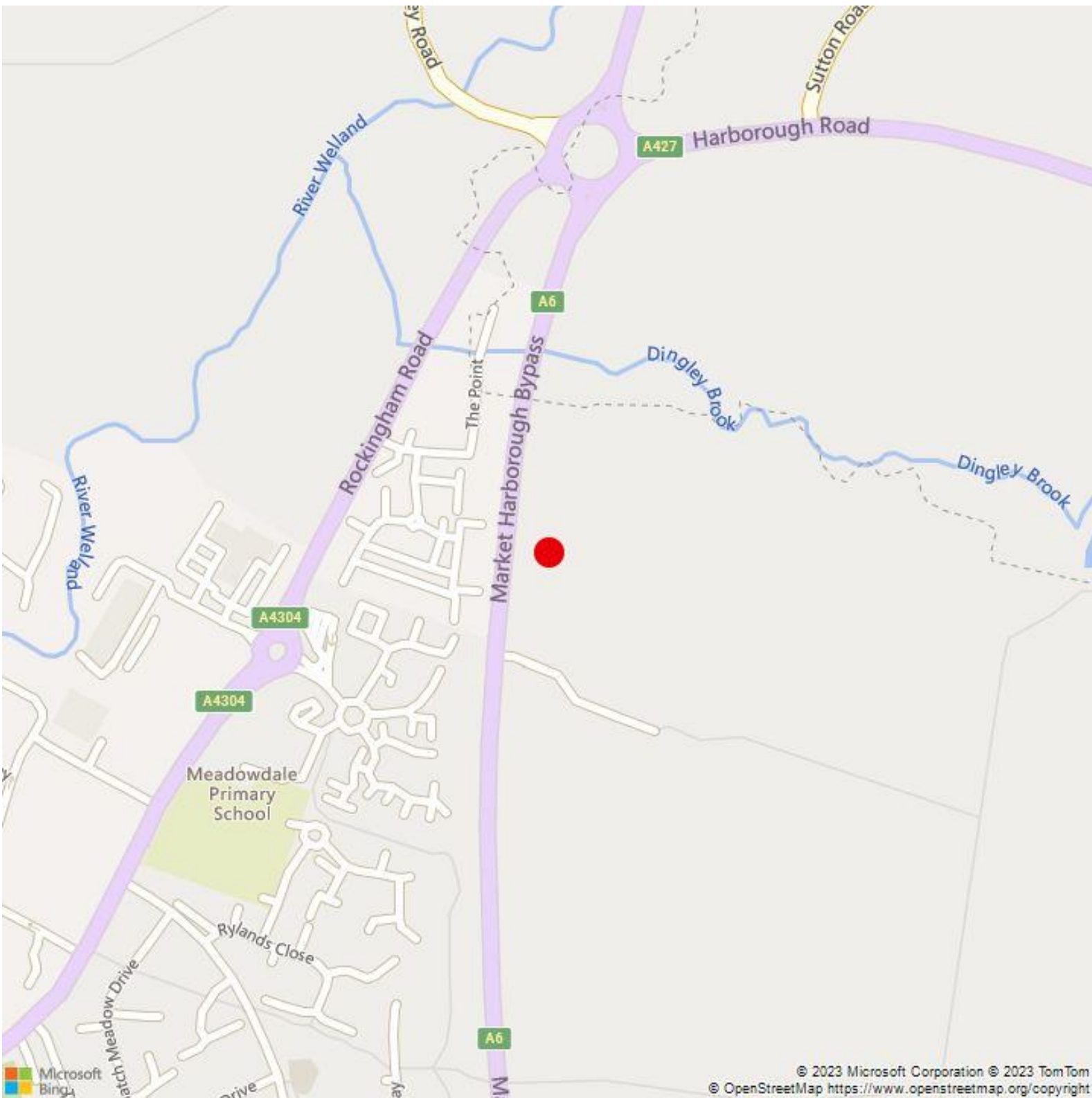
### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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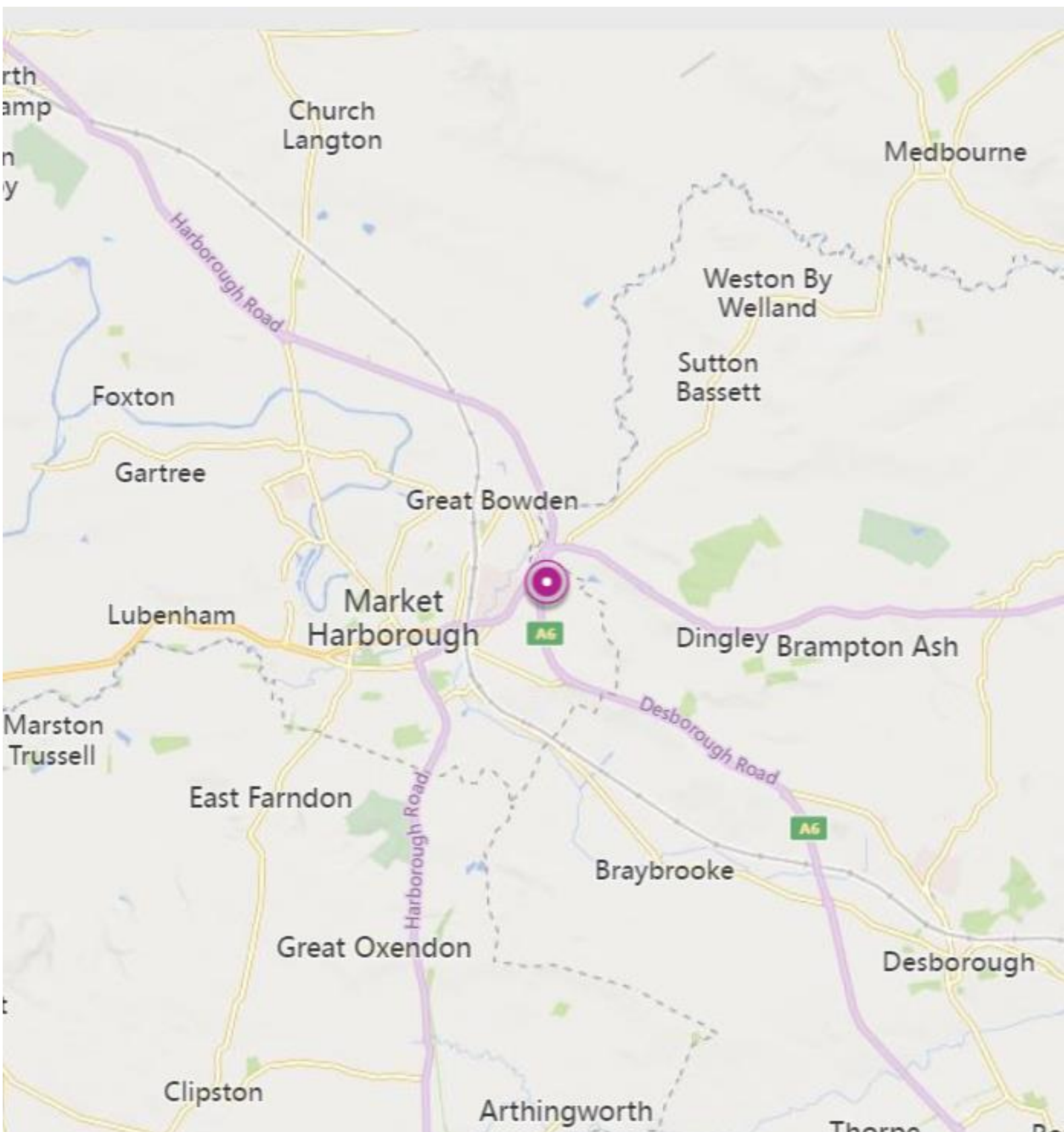
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