

01536 483400

eddisons.com

OFFICE - TO LET

**Eddisons**

Incorporating Budworth Hardcastle



**OFFICE B GROUND FLOOR MILLERS HOUSE, ROMAN WAY, MARKET HARBOROUGH,  
LEICESTERSHIRE, LE16 7PQ**

**Rent: £7,325 per annum**

**Size: 488 sq ft (45.34 sq m)**

- Fully self contained
- Mainly open plan layout with large glazed partitioned meeting room
- Gas fired heating, LED lighting, carpeted throughout
- 3 Dedicated car parking spaces with further onstreet car parking

## LOCATION

Millers House is located on Roman Way which is just off Market Harborough town centre retail area.

Market Harborough is an affluent market town in South Leicestershire.

The town has excellent access to the motorway network with J3 of the A14 being approximately 5 miles to the South. The A14 in turn gives direct access to the M1/M6 interchange to the east and M11 to the west.

Market Harborough has a mainline train station with twice hourly direct services to London St Pancras with a journey time of approx 1 hour.

## DESCRIPTION

Millers House is a three storey office building with a shared communal entrance.

The available accommodation comprises a ground floor office suite which is self contained. The office is fitted with suspended ceilings, LED lighting, carpeting, gas fired heating, perimeter trunking, double glazed windows and a kitchenette. The accommodation is mainly open plan with two partitioned meeting rooms.

Externally there is dedicated car parking spaces with further free on street parking and paid for parking closeby.

## SERVICES

All mains services are connected to the property including gas, electric and water.

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

## ACCOMMODATION

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

488 sq ft 45.33 sqm

## PLANNING

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

Interested parties should make their own enquiries as to their exact use.

## PRICE/RENT

£7,325 per annum

## 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 on a new IRI lease for a term of years to be agreed at a rental of £7,325 per annum plus VAT.

A service charge will be applicable with further details from the agents.

## RATES

We understand from the Valuation Office Agency website that the ground floor has a rateable value of £17,000 for both offices A and B.

Interested applicants are advised to check this information with Harborough 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/80.

## VIEWING

Strictly via the Agents Eddisons:

Contact: Amanda Lawrence

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

Telephone: 01536 483400

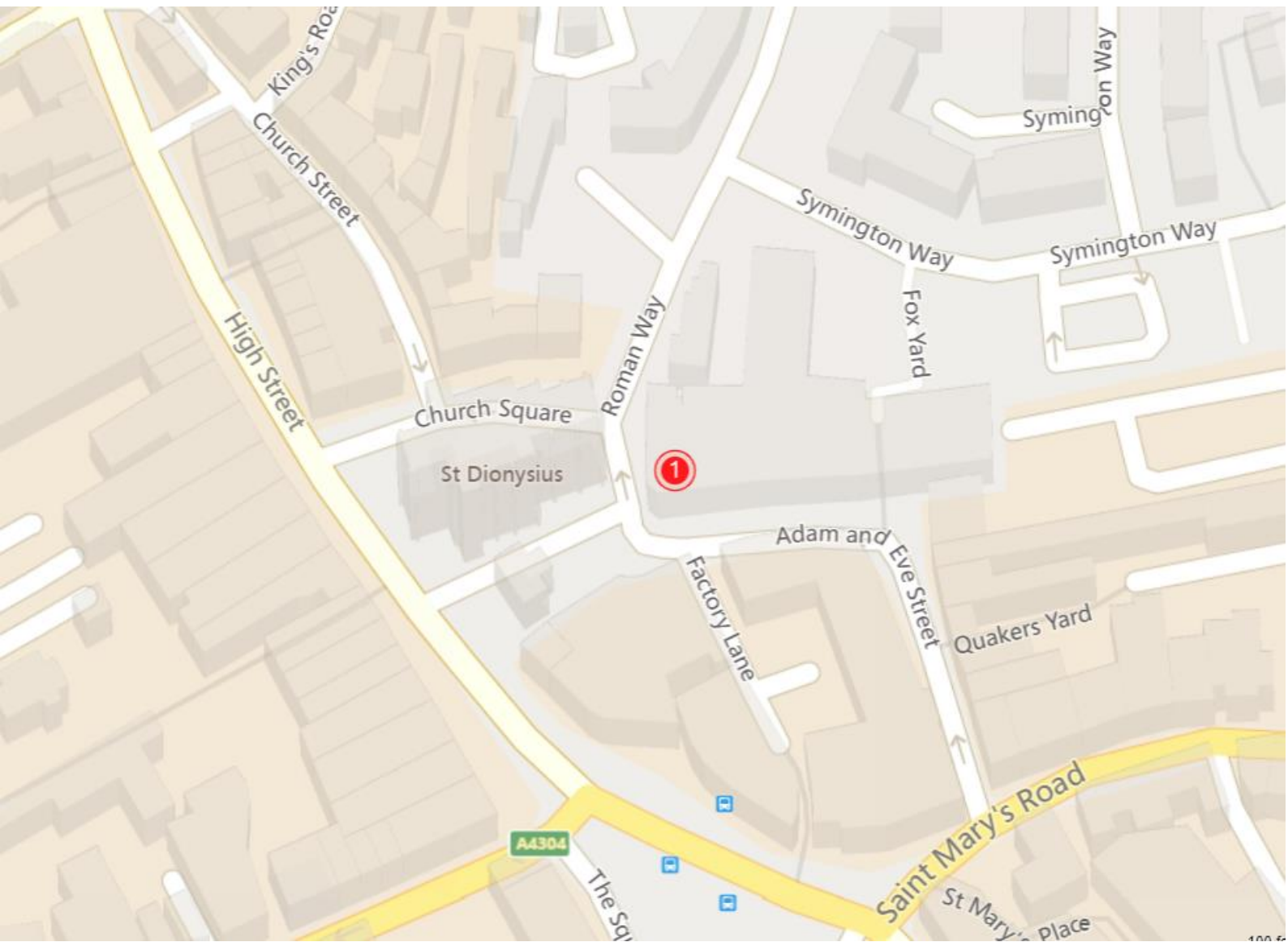
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### Important Information

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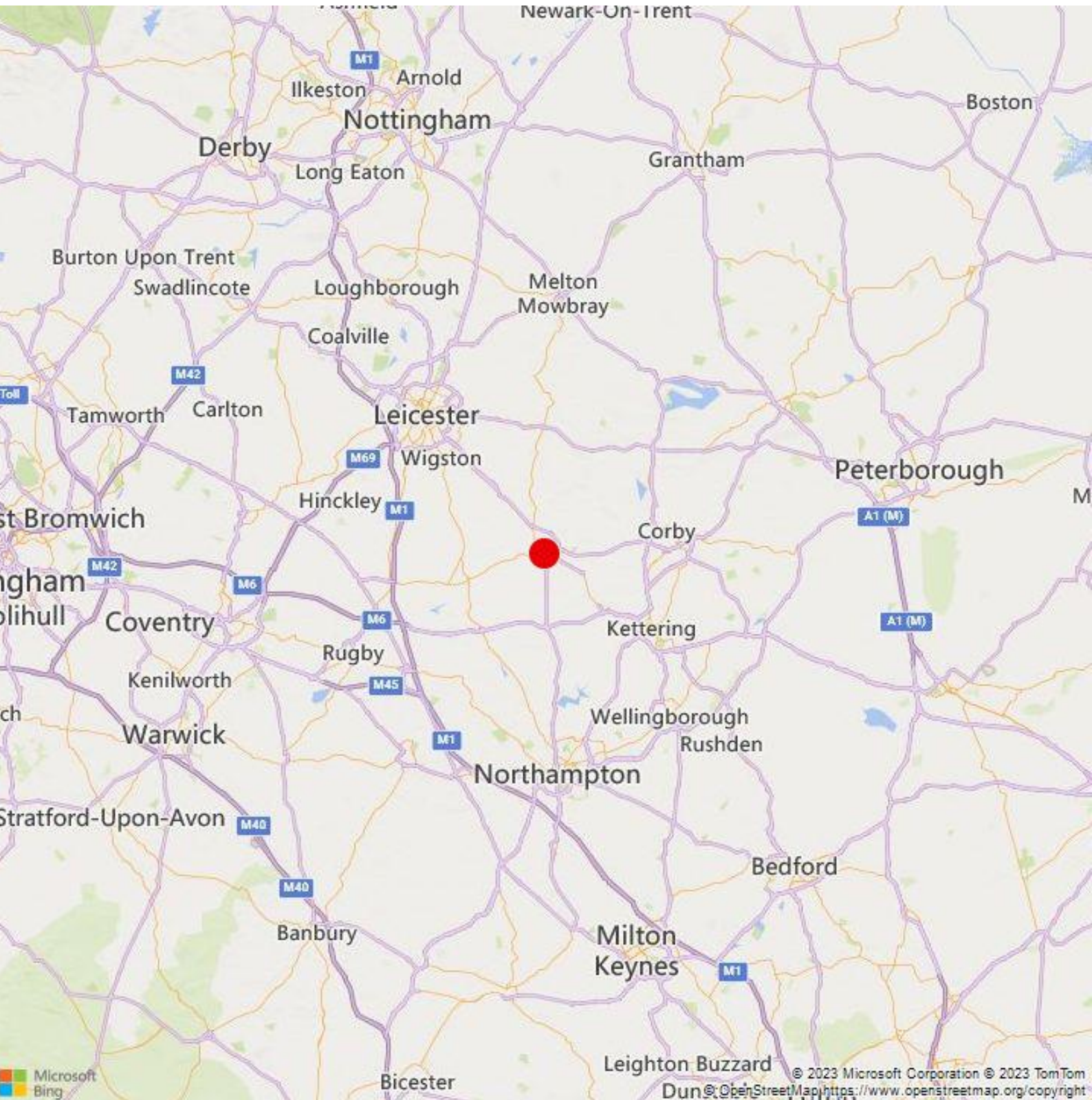
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