

01536 483400

eddisons.com

OFFICE - TO LET

**Eddisons**

Incorporating Budworth Hardcastle



**TOWER HOUSE, LATHKILL STREET, MARKET HARBOROUGH, LEICESTERSHIRE LE16 9EG**

**Rent: £60,000 per annum exclusive**

**Size: 4,682 sq ft (434.96 sq m)**

- Two Storey Offices
- Fitted with gas fired heating, comfort cooling, carpeting, suspended ceilings
- Mixture of open plan and partitioned offices
- Dedicated car parking

## LOCATION

The property is located on Sovereign Park, Lathkill Street.

Lathkill Street lies just off the A508 Northampton Road and is approximately 1/4 mile from the main town centre retail area.

Access to the A14 at Kelmarsh is just 4 miles to the south along the A508 with the A14 providing uninterrupted dual carriageway access to the M1/M6 interchange in the west and the A1/M11 in the east.

Market Harborough mainline railway station with twice hourly trains to London St Pancras International is an approx 5 minute drive from the property.

## DESCRIPTION

Modern two storey offices benefitting from gas fired heating, air conditioning, carpeting throughout, perimeter trunking, suspended ceilings and mixture of open plan and partitioned offices.

13 Dedicated car parking spaces.

Set in landscaped courtyard environment.

Immediately available on new lease.

May split to offer from 942 sq ft.

## SERVICES

We understand that gas, mains drainage and electricity are all connected to the property.

It should be noted that Eddisons have not tested any of the services and incoming tenants should therefore make their own investigations.

## ACCOMMODATION

The accommodation has been measured on a Net Internal basis as follows:-

4,682 sq ft (434.99sqm)

Capable of being split into three to offer either the whole or three separate offices of:

942 sq ft (87.51 sqm)

1,952 sq ft (181.35 sqm)

2,716 sq ft (252.33 sqm)

## PLANNING

We understand that the offices benefit from planning for Class E office use but may be suitable for alternative uses such as Leisure/Health related uses. Interested parties should make their own enquiries about their intended use.

## VAT

All figures quoted are exclusive of VAT which is chargeable.

## LEASE TERMS

The accommodation is available to let on a new full repairing and insuring lease for a term of years to be agreed at a rental of £60,000 per annum plus VAT. Rents of part only available on application.

## RATES

The property is currently assessed in two hereditaments with a joint rateable value of £39,250 which would give rates payable of £19,585.75 for the period 1<sup>st</sup> April 2024-31<sup>st</sup> March 2025.

Interested parties should make their own enquiries as to Business Rates with Harborough District Council on 01858 828282.

## TENURE

Leasehold.

## ANTI-MONEY LAUNDERING

All tenants will need to be verified for Anti Money Laundering purposes together with obtaining the usual references.

## LEGAL COSTS

Each party to bear their own however the incoming tenant will be expected to provide an undertaking via their Solicitors to pay the landlords reasonable abortive legal costs should they withdraw from the transaction once papers have been issued.

## EPC

The property has an EPC rating of D-81.

## VIEWING

Strictly via the sole 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)  
01536 483400

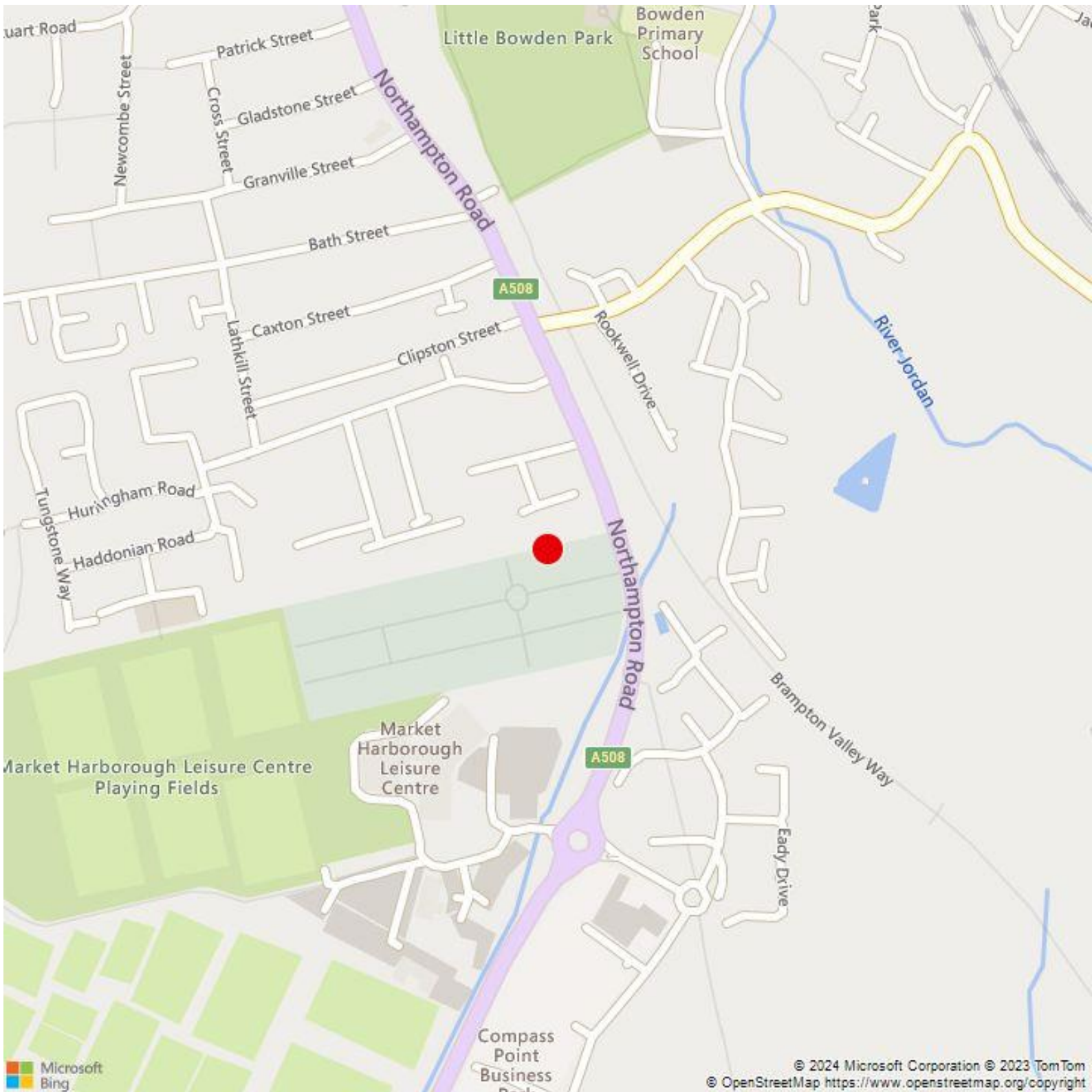
### Important Information

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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