

01536 483400

eddisons.com

OFFICE - TO LET

**Eddisons**

Incorporating Budworth Hardcastle



**12A WOODCOCK HOUSE, COMPASS POINT, NORTHAMPTON ROAD, MARKET  
HARBOROUGH, LEICESTERSHIRE LE16 9HW**

**Rent: £28,000 per annum exclusive**

**Size: 2,337 sq ft (217.11 sq m)**

- Modern self contained two storey office
- Capable of being split and let on a floor by floor basis from 1,119 sq ft
- Specification includes suspended ceilings, raised access floors, comfort cooling, carpeting. LED lighting and kitchenettes on each floor
- 12 Demised car parking spaces

## LOCATION

Compass Point is located on Northampton Road (A508) approx 1 mile to the south of Market Harborough town centre. Access to the A14 at Kelmarsh is just 4 miles to the South along the A508. The A14 provides uninterrupted dual carriageway access to the M1/M6 interchange in the west and A1/M11 to the east.

Market Harborough benefits from a mainline railway station with direct access to London St Pancras International within 1 hour.

Market Harborough Leisure Centre and Busy Bees Childrens Nursery are located immediately opposite Compass Point.

## DESCRIPTION

Modern two storey offices. High quality specification including raised access floors, comfort cooling, carpeting, suspended ceilings with low glare lighting T Points and WC's on each floor.

The ground floor is currently fitted with two glazed meeting rooms with the remainder being open plan together with a kitchenette and WC. The first floor provides open plan accommodation again having a WC and kitchenette area.

The existing furniture can be made available by separate arrangement.

Externally there are 12 dedicated car parking spaces.

## SERVICES

We understand that mains electric and water are connected to the property.

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

## ACCOMMODATION

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

|              |                    |                   |
|--------------|--------------------|-------------------|
| Ground Floor | 1,119 sq ft        | 103.96 sqm        |
| First Floor  | 1,218 sq ft        | 113.16 sqm        |
| <b>Total</b> | <b>2,337 sq ft</b> | <b>217.12 sqm</b> |

Can be split and let on a floor by floor basis if required.

## PLANNING

We understand that the property has planning for Class E office use.

Interested parties should make their own enquiries to Harborough District Council Planning Department on 01858 828282.

## RENT

£28,000 per annum plus VAT.

## VAT

All figures quoted are exclusive of VAT which will be charged at the prevailing rate.

## LEASE TERMS

The offices are available to let on a new full repairing and insuring lease for a term of years to be agreed at a rental of £32,000 per annum plus VAT.

## RATES

The rateable value identified from the Valuation Office website is £27,000.

The small business rate multiplier for the financial year 1st April 2024-31st March 2025 for properties with a rateable value below £51,000 is 0.49p in the £.

This will give a rate payable figure assuming no relief or premium of £13,473.

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/45.

## VIEWING

Strictly via the agents Eddisons Commercial Limited:

Contact: Amanda Lawrence

Tel: 01536 483400

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

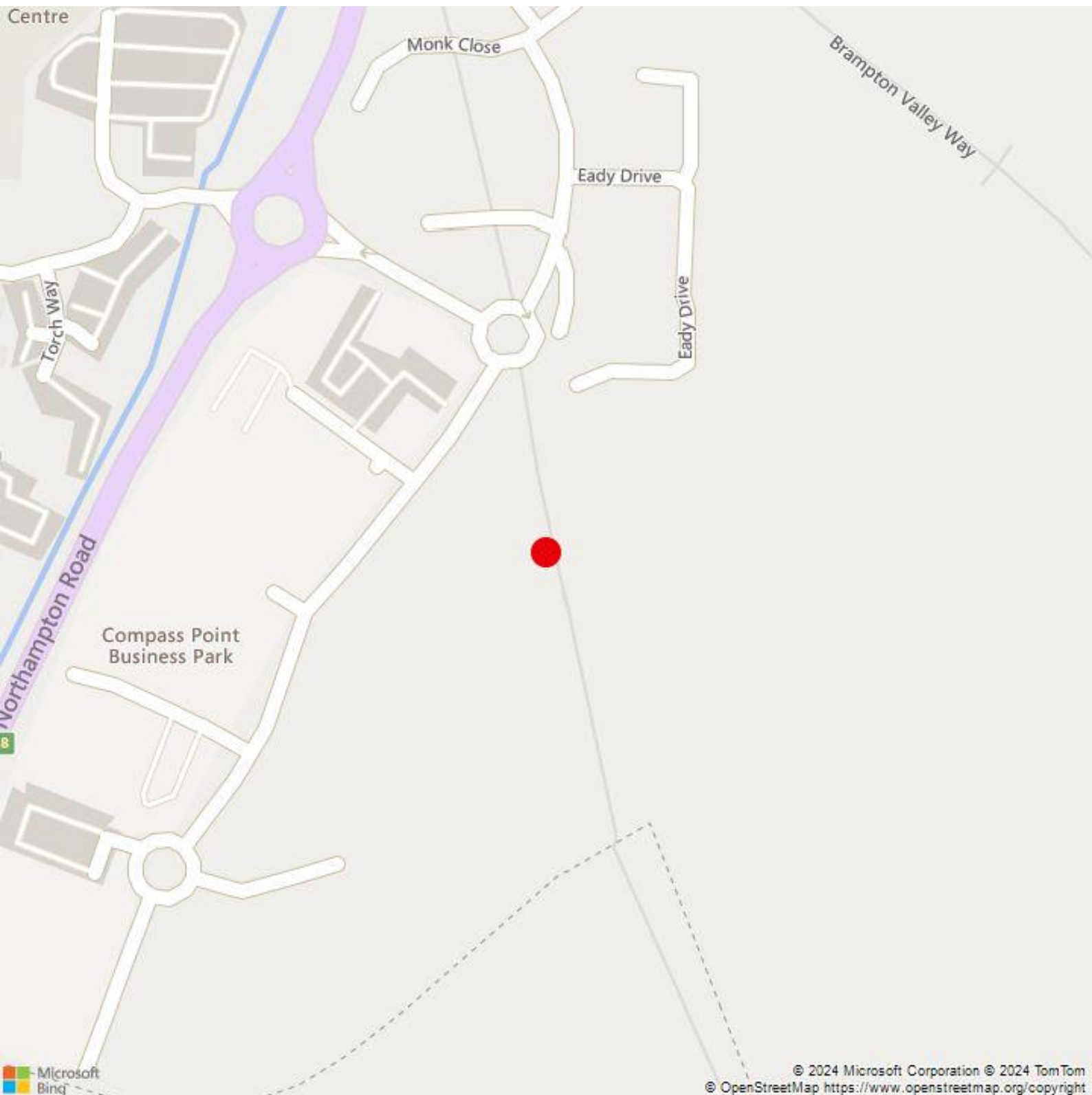
For more information, visit [eddisons.com](http://eddisons.com)  
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### Important Information

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