

PARKER

HOUSE

LEICESTER ROAD | MARKET HARBOROUGH | LE16 7AY



BEST IN CLASS OFFICE SPACE



NEW GRADE A 'BEST IN CLASS OFFICES'

FLEXIBLE UNIT SIZES FROM 615 – 3,920 SQ FT

TOWN CENTRE LOCATION

OFF STREET SECURE CAR PARK

HIGHLY SPECIFIED WITH AIR-CON, LED LIGHTING, INTERCOMS & CCTV

MEETING ROOMS AVAILABLE TO USE



LOCATION

Market Harborough is an affluent and attractive market town in South Leicestershire lying some 15 miles south east of Leicester and 18 miles north of Northampton.

The town is situated alongside the A6, A47 and A508 trunk road. The M1 motorway lies some 12 miles west of the town, the A14 east/west link road is some 6 miles to the south.

The property itself is situated in a prominent position off Leicester Road, within the vibrant Market Harborough Town Centre, close by to the town's shops/restaurants/ bars & coffee shops.

Market Harborough's mainline railway station is approximately 1 mile away from the property and offers regular trains to London St Pancras International, with a journey time of just under 1 hour.

///booth.dragon.moderated



MARKET HARBOROUGH HAS A DIRECT MAIN LINE RAIL SERVICE TO ST PANCRAS INTERNATIONAL WITH A JOURNEY TIME OF AROUND 1 HOUR.



Sainsbury's

St Mary's Place Shopping Centre
Market Hall

TOWN CENTRE

Shops, Cafes, Pubs & Restaurants

TESCO express



Mercado Lounge & Travelodge



Market Harborough Cricket Squash & Padel Tennis Club



Train Station
(15 min walk)
London trains 1hr

Gym - Snap Fitness
(20 min walk)

PARKER HOUSE

LEICESTER RD

A6 - 4 mins

Doddridge Road Car Park

Gym - Jim Club

CAFES & SHOPS WITHIN A 5 MIN WALK INCLUDE



wetherspoon



Alongside many independent cafes, bars, pubs & restaurants.

DESCRIPTION

Parker House is a new build, Grade A, best in class office building.

The property is constructed over 3 floors and provides high specification office suites benefitting from a wealth of natural lighting.

The building incorporates an impressive ground floor reception area.



COMFORT COOL AIR-CONDITIONING



SUSPENDED CEILINGS WITH LED LIGHTING



CCTV



OPEN PLAN ACCOMMODATION



SHOWER FACILITIES



RAISED ACCESS FLOORS



SHARED & BOOKABLE MEETING ROOM SPACE



ON SITE CAR PARKING – RATIO (1:350)



BREAK OUT AREAS



SECURE CAR PARK



IMPRESSIVE GROUND FLOOR RECEPTION

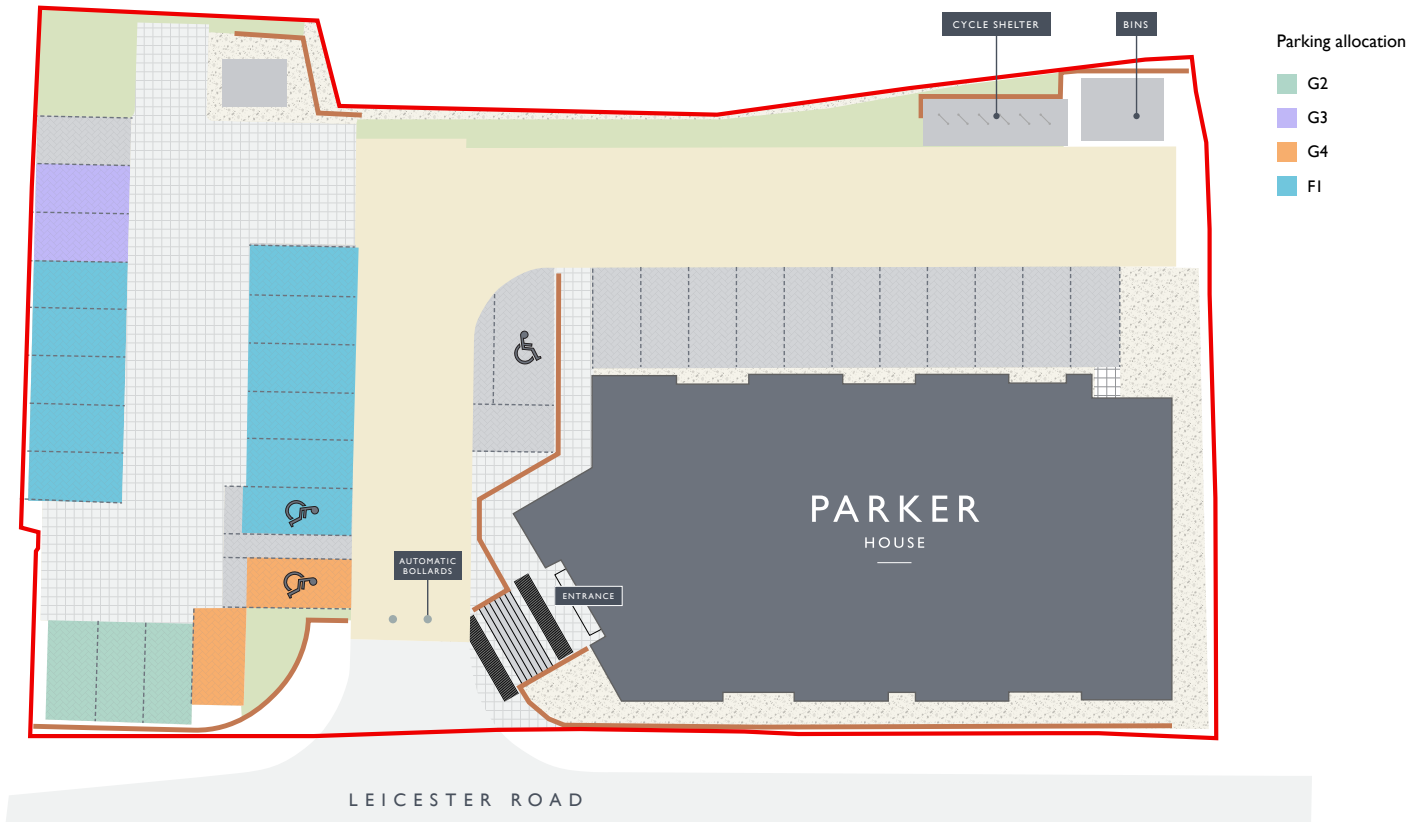


PROVISION FOR ELECTRIC CAR CHARGING POINTS

ACCOMMODATION

Parker House has been designed to be the ultimate flexible space. Therefore the sizes below are not set in stone & can be tailored to different tenants needs.

DOWNLOAD PLANS



Ground Floor	SQ FT	SQ M	PARKING	COMMENTS
G1	LET TO GLOVER PRIEST SOLICITORS			
G2	1152	107	3	G2 can be combined with G4
G3	614	57	2	Suite sizes can be flexible
G4	786	73	2	G2 can be combined with G4
First Floor				
F1	Up to 3,920	Up to 364.2	11	Suite sizes can be flexible
Second Floor				
S1	OCCUPIED BY PARKERS OF LEICESTER			

PARKER

HOUSE

RENT & TERMS

The unit will be available on an Effective Internal Repairing and Insuring Lease, for a term of years to be agreed.

Further information, including rent is available on request.

BUSINESS RATES

Local Authority: Harborough District Council Period: 2023/2024.

Rateable Value to be assessed.

SERVICE CHARGE

A service charge for the upkeep of the common areas and structure of the building is charged back to the tenants on a proportionate basis. Further information is available on request.

VAT

VAT will be charged on the rent.

LEGAL COSTS

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: B28

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, AML checks will be required for any potential tenant.

CONTACT & VIEWINGS

For further information or to arrange a viewing, please contact our joint sole agents:

Joe Reilly
jreilly@innes-england.com
07989 434162

Jack Brown
jack@tdbre.co.uk
07969 291 660

Mark Brown
mark@tdbre.co.uk
07730 416 964