

19 The Point Business Park

Rockingham Road • Market Harborough • Leicestershire • LE16 7QU

TDB
Real Estate

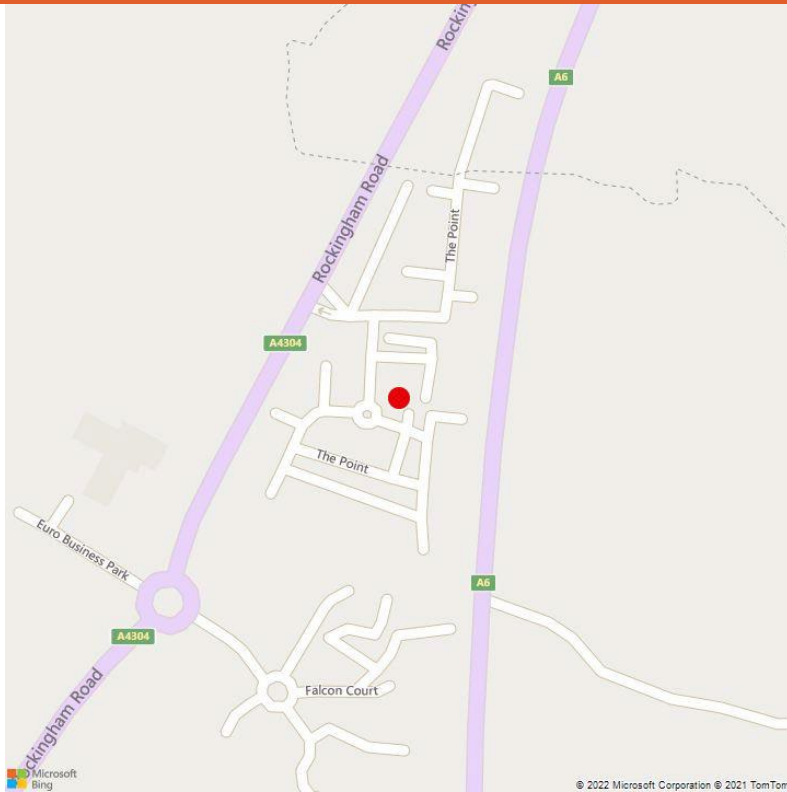


4,073 sq ft (378.29 sq m)
Office Premises to be fully
refurbished

TO LET (OR MAY SELL)

Sought after business park location just 5 minutes from main
line train station

- Comfort Cooling
- Raised Floors
- Carpeted Throughout



Location

Market Harborough is an affluent market town situated on the Leicestershire/Northamptonshire border with a population of approx 23,000

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 Midland Mainline Railway Station is located just 5 minutes walk from The Point and offers a twice hourly service to London St Pancras International with a journey time of approx 1 hour.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/anti_money_laundering/.

Description

The property comprises a modern three storey mid terrace office building of traditional brick and tile construction offering high quality accommodation to be fully refurbished.

The specification includes, raised access floors, comfort cooling, carpeting throughout, suspended ceilings, Cat 3 lighting, T Points on each floor, WC's on ground and second floor, Lift, and 21 Car parking spaces.

Planning

The property has planning for office use which falls under the new "E" planning use class

Accommodation

	Sq Ft	Sq M
Ground Floor	1,312	121.90
First Floor	1,323	122.87
Second Floor	1,438	133.58
Total	4,073	378.35

The property has been measured on a net internal area basis



Terms

The property is available to let by way of a new full repairing and insuring lease at a commencing rent of £55,000 per annum.

Alternatively, the sale of the freehold would be considered at a price of £800,000. Consideration may also be given to a sale in its current un-refurbished condition.

Rates

We understand from the Valuation Office Agency website that the property has a rateable value of £45,250.

The standard business rate multiplier for the financial year 1st April 2023-31st March 2024 is 0.499p in the £ which would give rates payable of £22,579.75.

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

Services

We understand that the property benefits from mains electric and drainage together with broadband.

TDBRE have not tested any of the services and therefore tenants should satisfy themselves in this regard.

Legal Costs

Each Party to bear their own

VAT

All figures quoted are exclusive of VAT which the landlord may have a duty or wish to impose

EPC

The property has an EPC rating of D 83

Viewing

Viewing and further information via the joint agents:



Mark Brown
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