

# 16 The Point Business Park

Rockingham Road • Market Harborough • Leicestershire • LE16 7QU



**12,152 sq ft** (1,129.15 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
- LED Lighting
- 57 Car parking spaces (additional available on The Point)



## Location

Market Harborough is an affluent market town situated on the Leicestershire/Northamptonshire border with a population of approx 26,000.

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/](http://www.tdbre.co.uk/anti-money-laundering/).

## Description

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

The specification includes/will include raised access floors, comfort cooling, carpeting throughout, suspended ceilings, LED lighting, Kitchens on each floor, W/c's on each floor and an 8-person passenger lift.

There are 57 demised car parking spaces equating to the excellent ration of 1 space per 213 sq ft. Additional parking on The Point may be available by separate negotiation.

## Planning

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

## Accommodation

	Sq Ft	Sq M
Ground Floor	3,869	361.96
First Floor	4,184	388.81
Second Floor	4,072	378.38
<b>Total</b>	<b>12,152</b>	<b>1,129.15</b>

The property has been measured on a net internal area basis



## Terms

The property is available by way of a new FRI lease for a term to be agreed. Assuming a fully refurbished building, the quoting rent is £175,000 pa. Alternatively, consideration will be given to a sale of the freehold, quoting £2.35m for a fully refurbished building, or offers are invited for the premises in their current condition.

## Rates

We understand from the Valuation Office Agency website that the property has a rateable value of £143,000 applicable from April 2023.

The standard business rate multiplier for the financial year 1st April 2023-31st March 2024 is 0.512p in the £ which would give rates payable of £73,216 approx.

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

## Services

We understand that the property benefits from mains electricity, water and drainage.

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-76.

## Viewing

Viewing and further information via the joint agents:



**Mark Brown**  
mark@tdbre.co.uk



**Steve Salloway**  
ssalloway@salloway.com