# **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.

# **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
Total	12,152	1,129.15

The property has been measured on a net internal area basis

## **Anti-Money Laundering**

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit <a href="https://www.tdbre.co.uk/anti-money-laundering/">www.tdbre.co.uk/anti-money-laundering/</a>.









#### **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

DISCLAIMER: TDBRE or the meselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of TDBRE or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) TDBRE cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not perpose the purchaser or tenants should not not perpose of TDBRE has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) TDBRE will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 1/21