



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



**FOR SALE**

£725,000 Guide price

UNIT 1 THE POINT BUSINESS PARK,  
ROCKINGHAM ROAD  
MARKET HARBOROUGH | LE16 7QU

- 22 allocated parking spaces
- Refurbished Office
- Prominent Location

## LOCATION

The Property is situated in Market Harborough on The Point Business Park located on the A4304 which leads from Market Harborough Town Centre to the A6. Market Harborough offers excellent access to road networks with Junction 3 of the A14 within easy reach of the Property approximately 6 miles away and leading on to the M1/M6 interchange at Junction 19 of the M1. Market Harborough mainline rail station is located within walking distance of the Business Park and provides frequent, direct trains to London St Pancras in approximately 55 minutes. The Park occupies a prominent position to the east of Market Harborough Town Centre and benefits from being conveniently close to all town amenities.

## DESCRIPTION

The Property is currently under refurbishment. The Property's office areas will be refitted to include new carpet-tiled floor coverings, suspended ceilings including LED lighting and perimeter trunking. The Property also includes air-conditioning to both floors which can be independently controlled, kitchen and WC facilities on both floors.

## ACCOMMODATION

The Property has been measured in accordance to the RICS Code of Measuring Practice and provides approximately 372 sq.m (4,000 sq.ft) of Net Internal Area (NIA) over the ground and first floor.

## SERVICE CHARGE INFORMATION

There is a service charge payable by the occupiers of The Point in respect of the upkeep of the common areas of The Point. The service charge budget for 2026 payable in respect of No.1 The Point is £5,485.01 plus VAT per annum.

## BUSINESS RATES

The current Rateable Value from 1st April 2026 for the Property is £48,500.00.

## EPC

The Property has an EPC rating of C 65. A copy of the certificate is available on request.

## TERMS

The Property is available Freehold with Vacant Possession. Please contact Jason Hercock MRICS on 01455 559 030 for further information.

## VAT

All prices are stated exclusive of VAT.

## OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



Photograph taken prior to refurbishment



Photograph taken prior to refurbishment



Photograph taken prior to refurbishment



Photograph taken prior to refurbishment

#### SUBJECT TO CONTRACT Disclaimer:

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