WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030
Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£12,873 Per annum

OFFICE 9 THE LINCOLN BUILDING,
DESBOROUGH ROAD
MARKET HARBOROUGH | LE16 8HB

- Modern Office Premises
- 626 sq ft NIA approx
- 4 Car parking spaces and overflow car parking
- Air conditioning

LOCATION

The Property is situated on the outskirts of Market Harborough and is located 4 miles from the A14, 22 miles from Junction 20 of the M1 and 26 miles from the A1 & A47. Market Harborough mainline rail station is 4 .7 miles from the Business Park and provides frequent, direct trains to London St Pancras in approximately 55 minutes.

DESCRIPTION

Office 9 is a first floor self contained office which benefits from carpeted flooring, comfort cooling, raised access floors, kitchenette. It also benefits from separate meeting room facilities on site. There is a dedicated server room and over overflow parking on site.

Eckland Business Park is a well-presented commercial site comprising a mix of office and industrial units. Occupiers include Reformer Pilates, a gym, a vehicle repair business ,pottery painting studio in addition to a range of professional services companies. The site benefits from ample on-site parking.

Offices 626 sq ft NIA (58.15 sq m)

ACCOMMODATION

All measurements are approximate and taken in accordance with the RICS Code of Measuring Practice 6th Edition. Total Net Internal Area = 626 sq ft NIA

SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of the Business Park and includes heating, cooling costs and electricity. The Service charge costs are £154.61 + VAT plus £7.73 + VAT (Sinking fund) Per Calendar Month

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the Office has an April 2026 Rateable Value of £8,800. Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property has an EPC of B. Certificate is available on request.

VAT

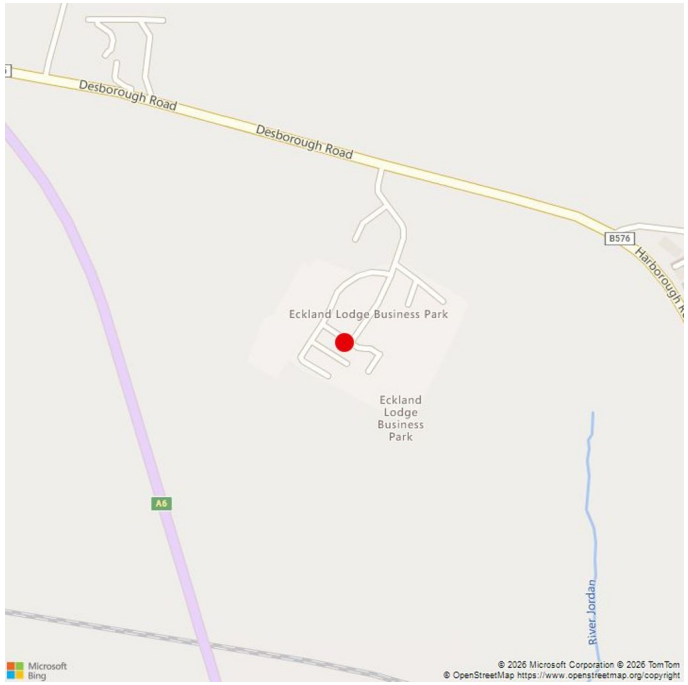
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

LEGAL COSTS

Each Party to bear their own legal costs.

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 you to 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.











SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated November 2026