WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Devonshire House, 26 Bank St, Lutterworth LE17 4AG

TO LET

£11,040 Per annum

UNIT 5 ECKLAND LODGE, DESBOROUGH ROAD
MARKET HARBOROUGH
LE16 8HB

- Modern Office Premises
- 613 Sq Ft NIA approx
- Allocated car parking spaces and overflow car parking
- Incentives avaliable

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

Suite 5 is a ground 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 and 4 allocated parking spaces.

The Property is avaliable as a whole via an Assignment. The terms of the Lease to be Assigned are : Lease expiry date 31st May 2029, Tenant break option 31st May 2024.

ACCOMMODATION

All measurements are approximate and taken in accordance with the RICS Code of Measuring Practice 6th Edition. Suite 5 = 613 Sq. Ft. Total Net Internal Area = 613 Sq Ft NIA approx

BUSINESS RATES

According to information provided by the Valuation Office Agency website Suite 5 has a Rateable Value of £2,600 as of April 2017. Please contact Kettering Council for further information.

EPC

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

TERMS

Rent is priced at £11,040 per annum plus VAT. A service charge is payable to cover the maintenance and upkeep of communal areas.

VAT

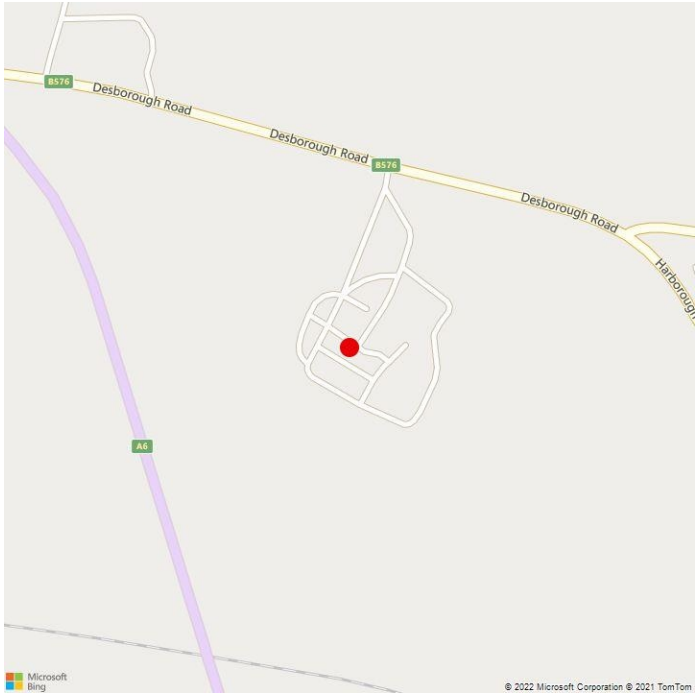
The Property is opted to tax and therefore VAT is applicable to the Rent.

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" require us to verify the identity of the purchaser prior to acceptance of an offer by the seller. Our practice is to request that you bring both a driving licence and passport for all parties to accompanied viewings. Please contact us prior to submitting an offer if this is not possible, we will then discuss other acceptable methods to verify your identity.



SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated August 2022