



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

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Devonshire House, 26 Bank St, Lutterworth LE17 4AG



**TO LET**

£16,366 Per annum

OFFICE A, ROMAN WAY  
MARKET HARBOROUGH  
LE16 7PQ

- Ground Floor High Quality Office Space
- Accessible Location
- Onsite parking

## LOCATION

Millers House is located on Roman Way which is just off Market Harborough town centre retail area.

The Property is located in Market Harborough Town Centre close to the M1 and A14/M1/A1 link road and within close proximity to Market Harborough Railway Station. Leicester, Northampton, Kettering and Corby are all within a short travelling distance.

## DESCRIPTION

Millers House is a three storey office building with a shared communal entrance.

The available accommodation comprises two ground floor spaces within the building which is self contained. The offices are fitted with suspended ceilings, LED lighting, carpeting, gas fired heating, perimeter trunking, double glazed windows and a kitchenette. The accommodation is mainly open plan with partitioned meeting rooms/offices together with a larger glazed meeting room.

## ACCOMMODATION

The office accommodation has been measured on a Net Internal Area (NIA) basis as defined within the RICS Code of Measuring Practice 6th Edition. Office A & B are available seperately or as a pair.

Office A 1,364 Sq Ft

Office B 488 Sq Ft

## SERVICE CHARGE INFORMATION

A service charge is payable to cover the maintenance and upkeep of communal areas. A Service Charge budget is available on request.

## BUSINESS RATES

The Rateable Value at 1st April 2023 as listed on the VOA website is £17,000 for office A & B. Interested applicants are advised to check this information with the Harborough Council.

## EPC

The office has an EPC rating of D-80.

## TERMS

The Property will be let by way of a new full repairing lease on terms to be agreed

between the parties.

## VAT

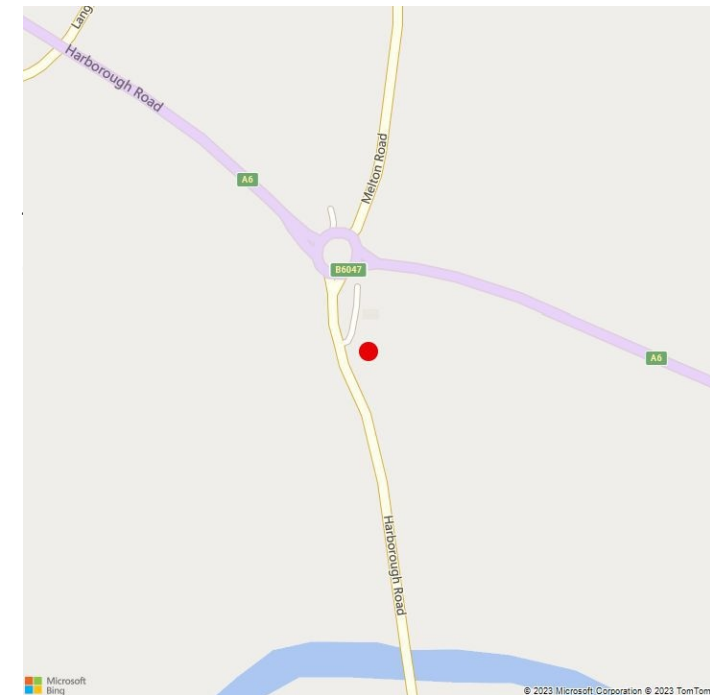
The Property is opted to tax and therefore VAT is applicable to the Rent.

## 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 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,





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