



TO LET

£25,000 Per annum

FIRST FLOOR, 13 HIGH STREET
MARKET HARBOROUGH | LE16 7NJ

- Refurbished First Floor Office Space
- 1,716 sq.ft. May split
- Secure Car Park at Rear (five spaces)
- High Specification

LOCATION

Market Harborough is a thriving town in the East Midlands being located 16 miles south of Leicester.

The town has its own railway station which connects to London St Pancras in a little over an hour.

The town offers quality retail opportunities comprising of both national and independent retailers.

The Property fronts the High Street and is above W H Smiths.

DESCRIPTION

The first-floor office suite has been refurbished to a high standard and comprises carpeted floors, plastered and painted walls, office specification LED style lighting, air-conditioning/heating throughout and perimeter trunking. There is a modern galley style kitchen with two fully refurbished WC areas.

The office benefits from a wealth of natural light with a large glazed frontage and rooflights throughout.

The Property has its own separate access from High Street.

There is a secure car park to the rear and five allocated parking spaces.

ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

The NIA is 1,715 sq ft (159.42 sq m).

The first floor office space can be partitioned to create two smaller offices sharing the welfare facilities.

SERVICE CHARGE INFORMATION

A service charge is payable to cover the maintenance and upkeep of the car park. The Service Charge for 2024 is £214.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £16,250. Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property has an EPC of B. A Copy of the certificate is available upon request.

TERMS

The Property is available by way of a new internal repairing and insuring lease.

VAT

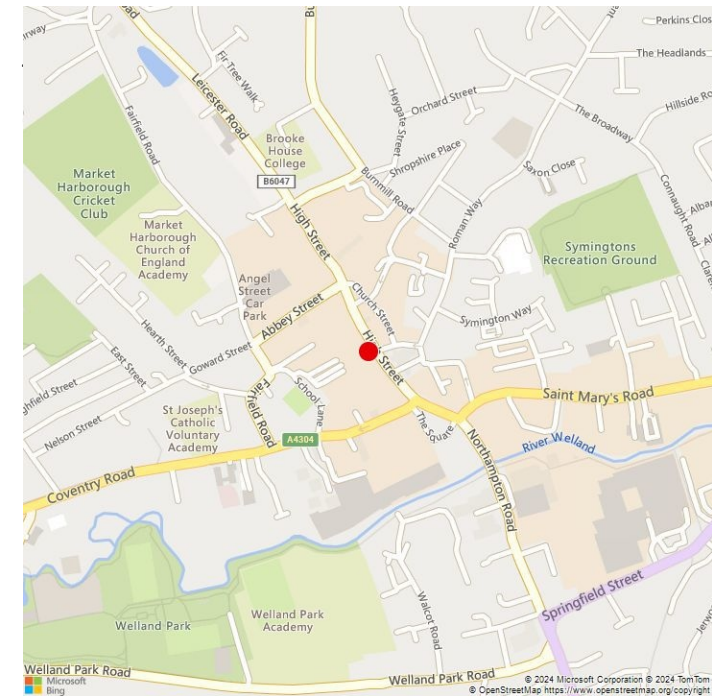
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

LEGAL COSTS

All Parties 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, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a





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