



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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



TO LET

£12,500 Per annum

NO 2 THE CHAMBERS, HARBOROUGH
ROAD
MARKET HARBOROUGH | LE16 7SA

- High Quality Office Space
- Approx 890 Sq. Ft NIA
- 3 Parking Spaces
- Semi-Rural Location

LOCATION

The Property is situated approximately 3 miles north of Market Harborough within Bowden Business Village. The Business Village is less than 4 miles from the train station and town centre and 10 miles from Junction 3 of the A14.

DESCRIPTION

Modern ground floor office suite available as a whole or part. The office benefits from an open-plan office area, underfloor heating, network data points and communal toilet facilities and kitchen. The office building also has an attractive reception hall, which provides access to the office suites.

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 area 1 - 450 Sq. Ft

Office area 2 - 440 Sq. Ft

Total NIA: 890 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 Valuation Office Agency website lists the property as having an April 2023 rateable value of £7,100. Interested parties are advised to contact Harborough District Council for more details.

EPC

No 2 has an EPC Rating of C. A copy of the certificate is available upon request.

TERMS

The Property will be let by way of a new

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, 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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