



TO LET
from £10 per sq.ft

1ST & 2ND FLOORS, 40 THE SQUARE
MARKET HARBOUROUGH | LE16 7PA

- Prominent Grade II Listed Building
- Town Centre Location
- Pending Refurbishment
- 1st and 2nd floors available separately

LOCATION

Market Harborough has close links to the M1 and A14/M1/A1 link road with Leicester, Northampton, Kettering and Corby all within a short travelling distance.

Market Harborough is a popular affluent town in the Harborough District of Leicestershire .

The Property occupies a central and prominent position fronting High Street. Local occupiers include The White Company, W H Smiths, Crew Clothing Company, FatFace, Pizza Express and Starbucks.

DESCRIPTION

It is intended that prior to occupation the office accommodation will be refitted to a modern standard to include but not limited to LED lighting, air-conditioning, video intercom access and refurbished welfare facilities. The Offices are available as a whole or individually on terms to be agreed between the parties.

Access to the first and second floors is from the pedestrianised area to the side of the building.

Please note there are no parking facilities with the Property.

ACCOMMODATION

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

The first floor measures 1,064 sq.ft (98.85 sq.m).

The second floor measures 1,110 sq.ft (103.12 sq.m).

The total NIA is 2,174 sq ft (201.97 sq m).

SERVICE CHARGE INFORMATION

There will be a service charge in operation in respect of the maintenance of the communal areas of the Property. Further information available on request.

BUSINESS RATES

Due to the Property being previously occupied as a whole, the upper floors are being reassessed for Business Rates. Interested occupiers are advised to speak with the Harborough district Council's Business Rates Department for further information. However depending on the total space occupied it is possible a new tenant could benefit from the Small Business Rates Relief Scheme.

EPC

The Property has an EPC of C. A Copy of the

certificate is available upon request.

VAT

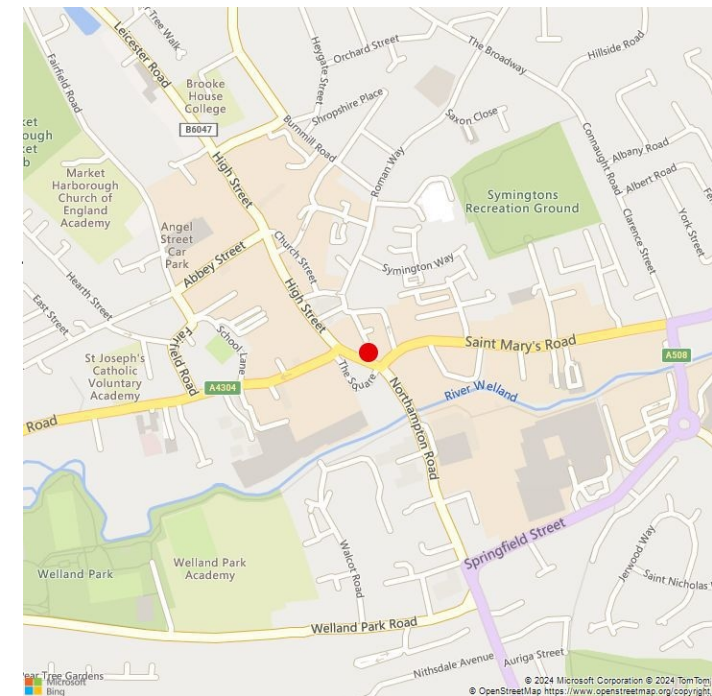
The Property is not opted to tax and therefore VAT is not applicable to the rent quoted.

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 to you carry out a





SUBJECT TO CONTRACT Disclaimer:

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