



**To let - Offices 2,872 sq ft NIA (266.82 sq m)**

17 The Point, Rockingham Road, Market Harborough

[www.wellsmcfarlane.co.uk](http://www.wellsmcfarlane.co.uk)

 **WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

# Offices 2,872 sq ft NIA (266.82 sq m)

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## TO LET

**£40,000 Per annum**

- Modern Office Premises
- 2,872 sq ft NIA approx
- 12 Car Parking Spaces
- Popular Business Park Location
- Excellent access to A6 and Market Harborough
- SAT NAV: LE16 7QU



**RICS**<sup>®</sup>  
Regulated by RICS



 **WELLS MCFARLANE**

**CHARTERED SURVEYORS AND PROPERTY CONSULTANTS**

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# Offices 2,872 sq ft NIA (266.82 sq m)

17 The Point, Rockingham Road, Market Harborough

## Location

The Property is situated in Market Harborough on The Point Business Park located on the A4304 which leads from Market Harborough Town Centre to the A6.

Market Harborough offers excellent access to road networks with Junction 3 of the A14 within easy reach of the property approximately 6 miles away and leading on to the M1/M6 interchange at Junction 19 of the M1.

Market Harborough mainline rail station is located within walking distance of the Business Park and provides frequent, direct trains to London St Pancras in approximately 55 minutes.

The Park occupies a prominent position to the east of Market Harborough Town Centre which benefits from many well known High Street stores as well as a wealth of independent retailers.

## Description

The Property accessed via a personnel door comprises a light, open plan two storey office building which benefits from meeting rooms, kitchen area and ground floor WCs/shower room.

The Property is built to a modern specification with CAT 2 lighting, raised access floors, a heating/cooling system and an electronic intercom system.

Externally the property benefits from 12 car parking spaces

## Accommodation

All measurements are approximate and taken in accordance with the RICS Code of Measuring Practice 6th Edition.

Total Net Internal Area = 2,872 sq ft NIA

## Business Rates

According to information provided by the Valuation Office Agency Website, the Rateable Value of Unit 17 is £31,250. Interested parties are advised to contact Harborough District Council for more details.

## VAT

All prices are stated exclusive of VAT.

## EPC

The Property has an EPC of C-73. Certificate is available on request.

## 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.

## Viewing

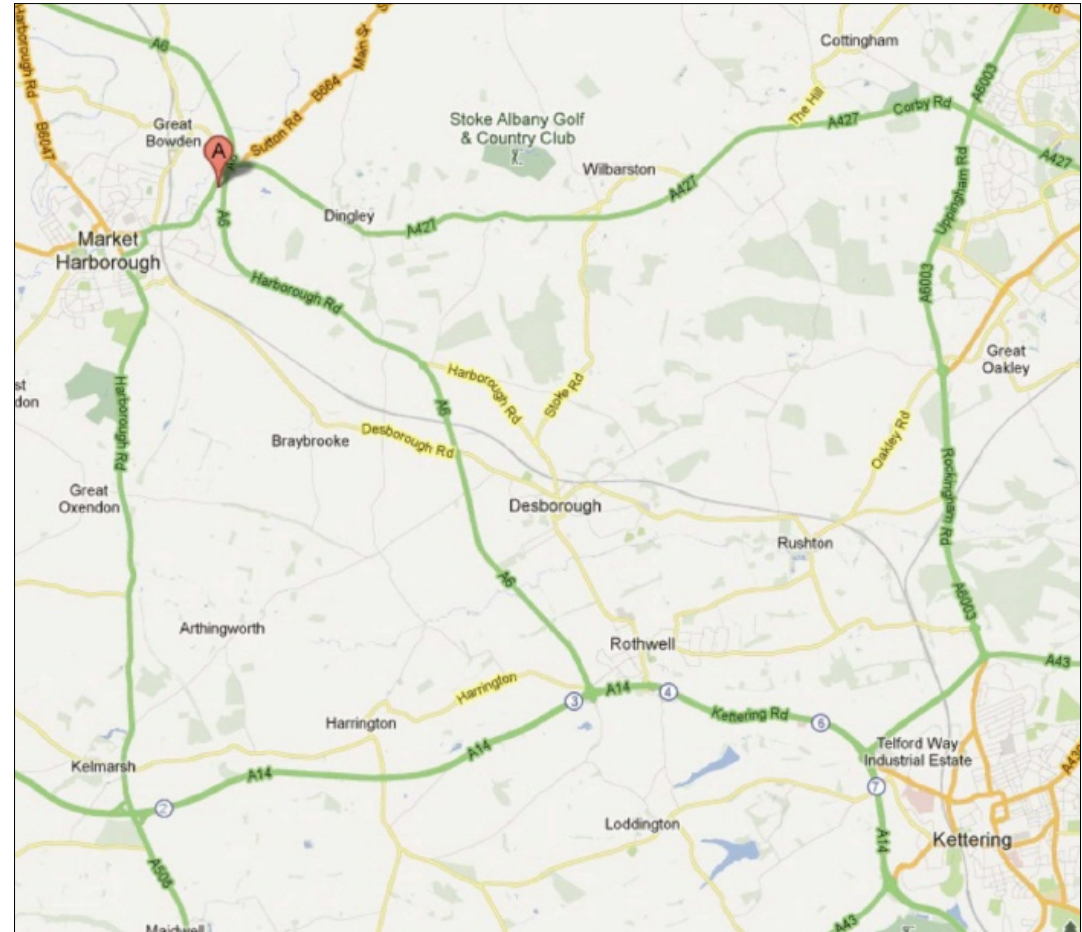
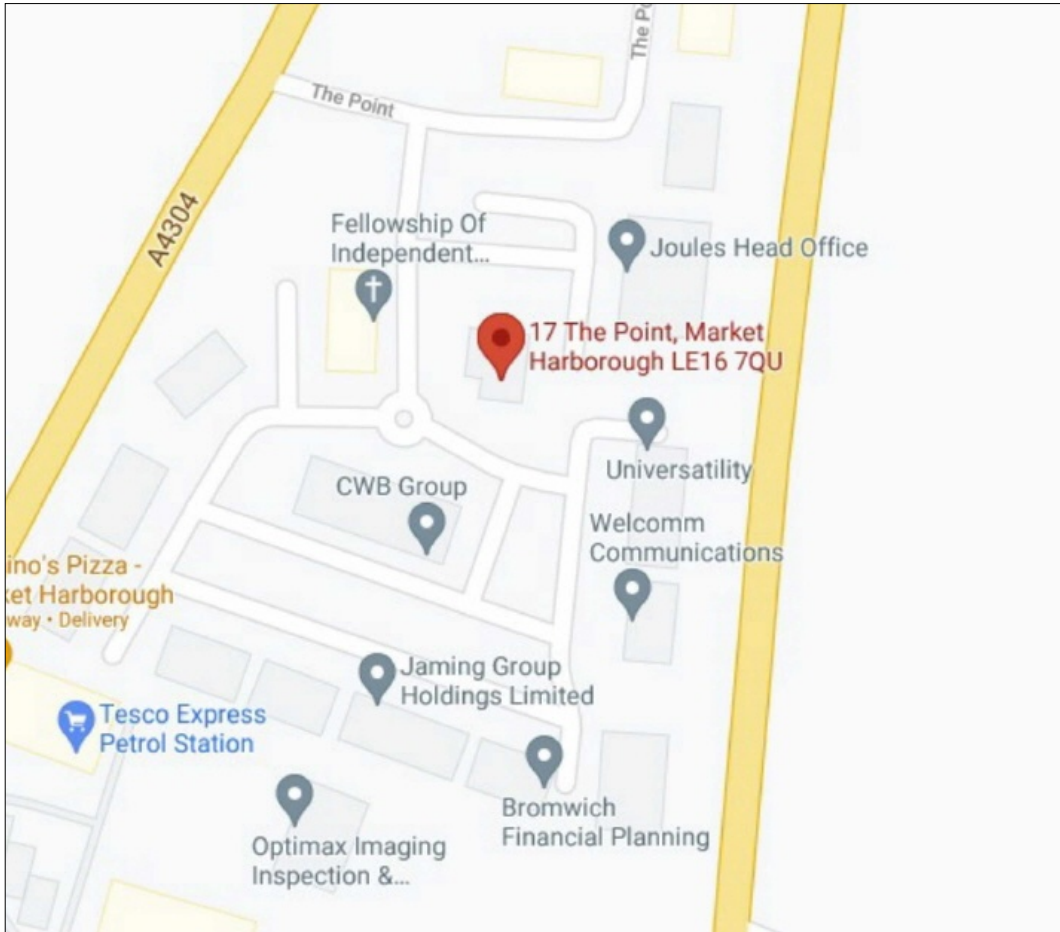
Strictly by appointment with the Agents only.

Please contact: **Wells McFarlane**

T: 01455 559030 | E:

info@wellsmcfarlane.co.uk





These particulars do not constitute any part of any offer or contract. None of the statements contained herein are intended to be statements or representations of fact or opinion by either the vendor or Wells McFarlane or its employees or agents. Neither Wells McFarlane nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Instead parties must satisfy themselves by inspection or survey on any matter or statement contained within these particulars.

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