



28 & 29 The Point Business Park, Rockingham Road,  
Market Harborough, Leics, LE16 7QU

FileNo/2026/AL

# 28 & 29 The Point Business Park

Rockingham Road, Market Harborough, Leics, LE16 7QU



## Agreement

To Let



## Detail

Office



## Rent/Price

£45,000 pax



## Size

279.50 sq m  
(3,008 sq ft)



## Location

Market Harborough,  
LE16 7QU



## Property ID

File No/2026/AL

**For Viewing & All Other Enquiries Please Contact:**



## Amanda Lawrence

AssocRICS

Agency Surveyor

T: 01536 483400

M: 07814 739051

E: [amanda.lawrence@eddisons.com](mailto:amanda.lawrence@eddisons.com)

## Property

The accommodation comprises two adjacent offices which are currently combined internally at both ground and first floor level and therefore offered as a whole.

The offices are fitted with suspended ceilings, Cat 2 lighting, air conditioning, perimeter trunking, carpeting and openable security grills to all ground floor windows. There are two WC's in each side on the ground floor and a total of 4 T Points with 2 on each floor.

The accommodation is largely open plan although No. 28 is currently fitted with good quality partitions to the ground floor to create three separate offices/meeting rooms.

Externally there are 14 car parking spaces.

## Accommodation

The property has been measured on a net internal area basis (NIA) in accordance with the RICS Code of Measuring Practice and we calculate this provides the following floor area:-

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	126.90	1,366
First Floor	152.60	1,642
Total	279.50	3,008

## Services

We understand that mains water, electric and broadband are connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

The property has planning for Class E use as an office.

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** Harborough District Council  
**Description:** Offices and Premises  
**Rateable Value:** £36,500  
**Period:** 2026-2027

Estimate your business rates at - GOV.UK

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Energy Performance Certificate

An EPC will be provided.

## Tenure

The property will be available to let on a new full repairing and insuring lease for a term of years to be agreed.

## Rent/Price

**£45,000 per annum exclusive**

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT will be charged in addition to the rent at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective parties prior to instruction of solicitors.

## Location

Market Harborough is an affluent market town situated on the Leicestershire/Northamptonshire border with a population of approximately 24,000.

The Point Business Park is located on Rockingham Road to the East of the town centre and close to the junction with the A6 Market Harborough bypass. The A6 leads to the A14 at J3 which in turn leads to the M1/M6 interchange to the West and A1 to the East.

The mainline railway station is located less than 10 minutes' walk along Rockingham Road and offers a twice hourly service to London St Pancras International with a journey time of just under 1 hour.

There is a public house and a Tesco Express convenience store located immediately adjacent to the business park.







