



15 The Point Business Park, Rockingham Road,
Market Harborough, Leics, LE16 7QU

FileNo/2026/AL

15 The Point Business Park

Rockingham Road, Market Harborough, Leics, LE16 7QU



Agreement

To Let



Detail

Offices



Rent

£20,000 pax



Size

162.12 sq m
(1,745 sq ft)



Location

Market Harborough,
LE16 7QU



Property ID

File No/2026/AL

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises the entire ground floor of No. 15 The Point Business Park.

The offices are fitted with suspended ceilings, LED lighting, comfort cooling and carpeting. There are two glazed partition meeting rooms, together with a store and comms room, with the remaining space being open plan. There is also a fully fitted kitchen with dishwasher and two microwaves.

The property comes with 8 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 ²	ft ²
Total NIA	162.12	1,745

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property together with broadband

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

We understand that the property has planning consent for Class E Office use.

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

Rates

Charging Authority: North Northants Council
Description: Offices and Premises
Rateable Value: £21,250
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.

Tenure

The property is available To Let by way of an assignment of the existing lease which is dated 7th May 2024 for 5 years expiring May 2029. There is a break within this lease on 7th May 2027.

Alternatively a new lease may be available directly from the landlord.

Energy Performance Certificate

The property has an EPC rating of C/74

Rent/Price

£20,000 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 may 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 the A1 to the East.

The mainline railway station is located just 5 minutes walk along Rockingham Road and offers a regular service to London St Pancras International with a journey time of just under one hour.



