



Suite 3, 149 St Marys Road, Market Harborough, Leicestershire,  
LE16 7DT

#AL/2025C

**Eddisons**

# SUITE 3, 149 ST MARYS ROAD

MARKET HARBOROUGH, LEICESTERSHIRE, LE16 7DT



Agreement

To Let



Detail

OFFICE



Rent/Price

£8,000 pax



Size

59.73 sq m (643 sq ft)



Location

Market Harborough, LE16  
7DT



Property ID

#AL/2025C

For Viewing & All Other Enquiries Please Contact:



**AMANDA LAWRENCE**

AssocRICS  
Surveyor

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

07814 739051

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## Property

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The property is a prominent detached period office building located opposite Market Harborough Train Station with car parking to the rear.

The accommodation comprises the entire second floor being 3 separate offices together with kitchenette and WC and a large storage room. The offices are fitted with electric night storage heating, carpeting, single glazed windows and Cat 2 lighting.

There are two demised car parking spaces in the car park to the rear.

## Accommodation

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The offices have been measured in accordance with the RICS Codes of Measuring Practice on a net internal area basis as follows:

Area	m <sup>2</sup>	ft <sup>2</sup>
Total GIA	59.73	643

## Energy Performance Certificate

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An EPC will be provided.

## Services

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We understand that mains electric, mains drainage and water are all 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

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We understand the property has consent for office use under Class E, commercial, business and service use of the Town and Country Planning Use Class order 1987 as amended 2020.

Interested parties are advised to make their own enquiries as to their intended use.

## Rates

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Charging Authority: Harborough District Council  
Description: Offices and Premises  
Rateable Value: £4,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - 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

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

## Rent/Price

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£8,000 per annum exclusive.

## Service Charge

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In addition to the rent a service charge will be payable to cover common internal areas and external maintenance.

## VAT

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All figures quoted are exclusive of VAT which the landlord may have a duty or wish to impose.

## Legal Costs

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Each party to bear their own.

## Anti-Money Laundering

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Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

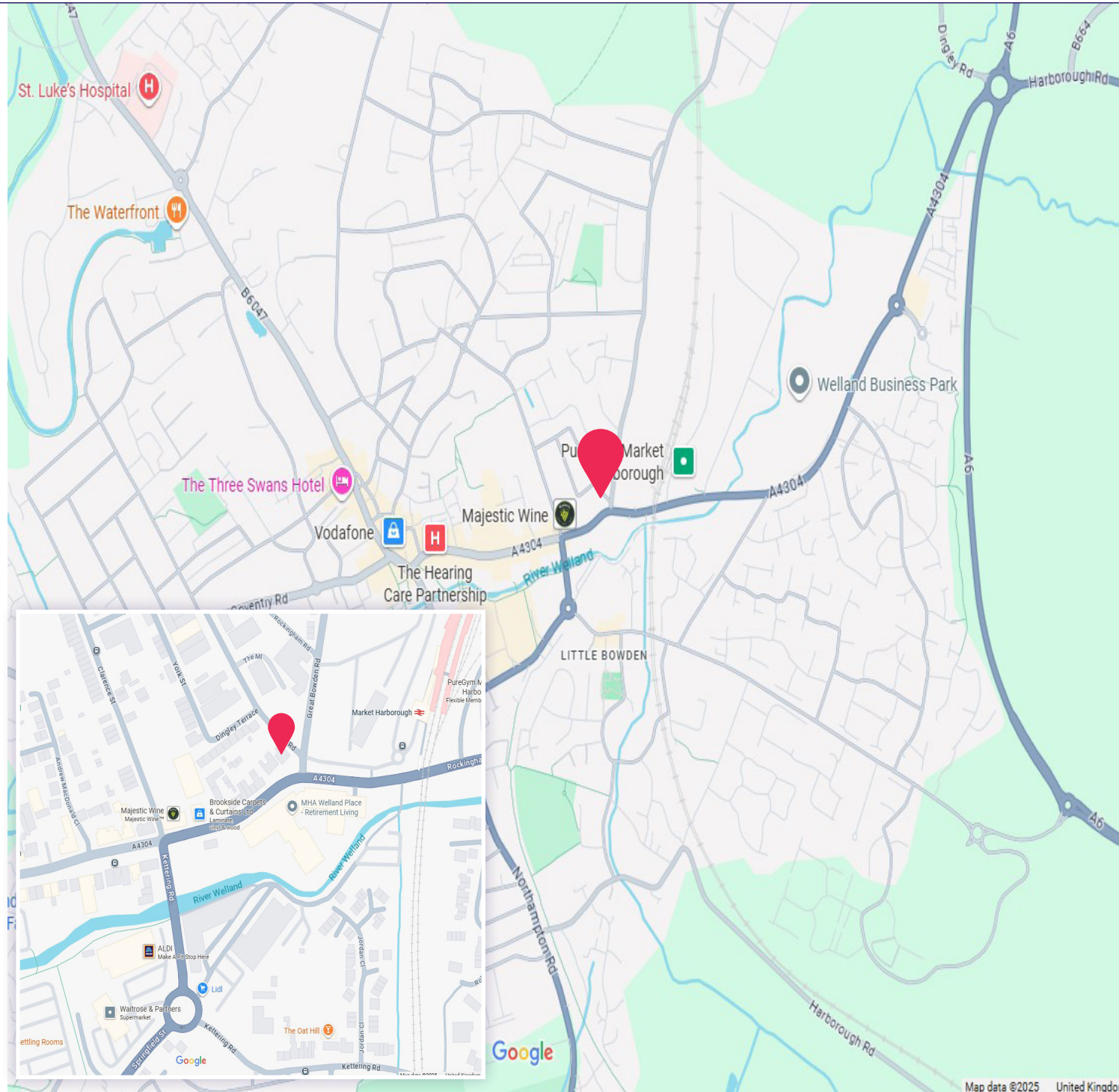
## Location

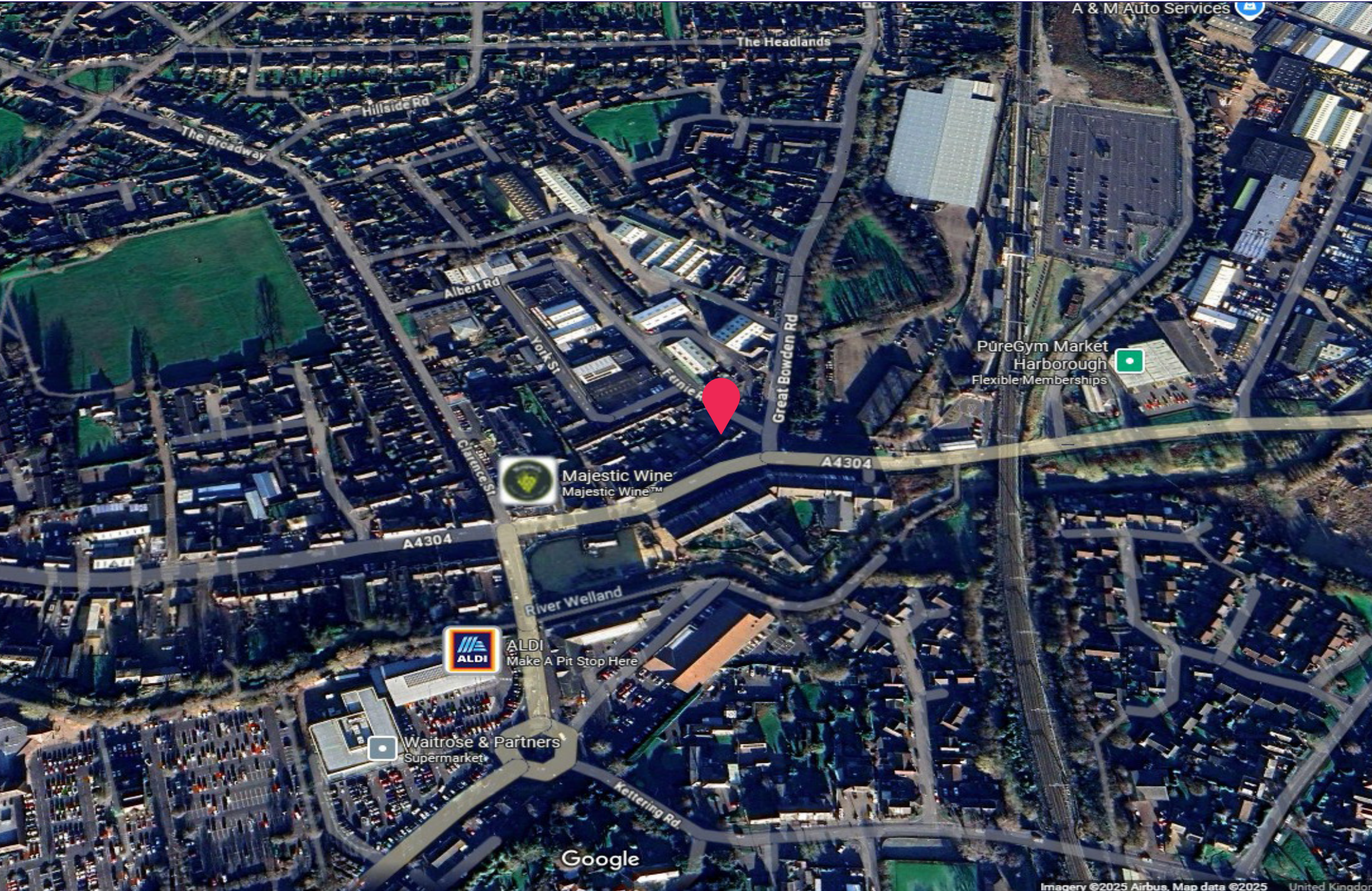
The property is prominently located on the corner of St Marys Road and Fernie Road at its junction with Great Bowden Road and Rockingham Road.

The entrance to the Midland Mainline train station is immediately opposite from which there are twice hourly direct trains to London St Pancras International with a journey time of approximately 1 hour.

The town centre and all facilities is within a 10 minute walk of the property.

Market Harborough itself is an affluent market town located in South Leicestershire approximately 15 miles South of Leicester via the A6 and 17 miles north of Northampton via the A508 with a population of approximately 24,779 as of the 2021 census.







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