

SELF CONTAINED GROUND FLOOR OFFICE

TO LET



1A CANAL SIDE, UNION WHARF, MARKET HARBOROUGH  
LE16 7UW  
2025/AL

Eddisons

# 1A CANAL SIDE, UNION WHARF

MARKET HARBOROUGH, LE16 7UW



Agreement

To Let



Detail

Office



Rent/Price

£11,500 pax



Size

61 sq m (656 sq ft)



Location

Market Harborough, LE16  
7UW



Property ID

2025/AL

For Viewing & All Other Enquiries Please Contact:



**AMANDA LAWRENCE**

Assoc RICS  
Surveyor

[Amanda.Lawrence@eddisons.com](mailto:Amanda.Lawrence@eddisons.com)

07814 739051

01536 483400

## Property

An attractive ground floor self-contained open plan office suite with a full access toilet to the rear and a small fitted kitchen area.

It faces the canal and forms part of a mixed-use development carried out originally by British Waterways (now Canal & River Trust), which includes private housing, restaurant, offices and small work studios.

Net Internal Area: Approx. 61 sqm (656 sqft) area. A particular feature to the offices is the allocated parking nearby which extends to 3 spaces.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	61	656
Total NIA	61	656

## Energy Performance Certificate

The property has an EPC rating of D 96.

## Services

We understand that mains water, electricity and drainage supplies are available and 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

We understand that the property has the benefit of planning permission for use as offices.

However, interested parties are advised to make their own enquiries of Harborough District Council Planning Department on telephone number 01858 828282.

## Rates

Charging Authority: Harborough District Council  
Description: Office and Premises  
Rateable Value: £5,500

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

The property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

£11,500 per annum exclusive

## Service Charge

There is a service charge covering maintenance of the fabric of the building of which the offices form part and the common parts of the estate.

## 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

Prospective purchasers 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

Union Wharf is the terminus of the Market Harborough arm of the Grand Union Canal. It is located approximately half a mile to the north of Market Harborough town centre on the west side of Leicester Road, less than two miles to the south of its junction with the A6 bypass. The latter runs to the east of the town linking with the A14 to the south.

Market Harborough is an attractive market town, strategically served by East Midlands Railways London St Pancras International service.





