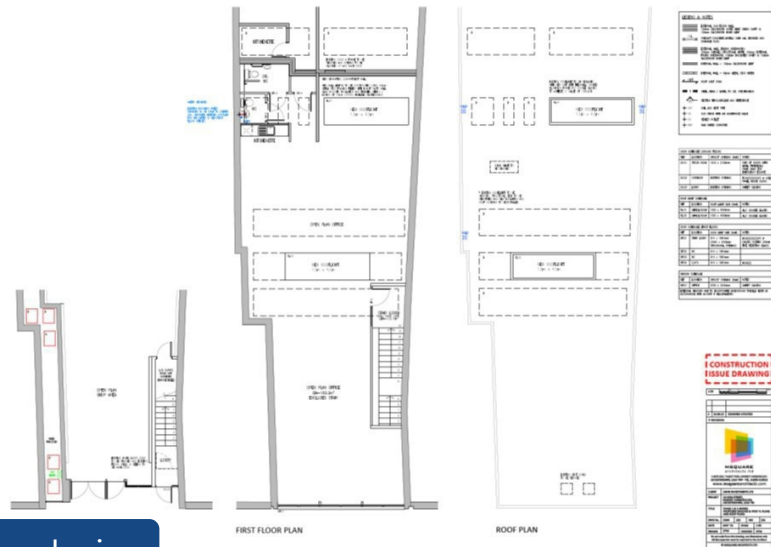


# OFFICE ACCOMMODATION TO LET

13 High Street, Market Harborough, Leicestershire, LE16 7NJ



1,565 Sq Ft (145.39 Sq M)

£25,000 per annum exclusive

- ▶ Fully refurbished office to Grade A specification
- ▶ LED lighting
- ▶ 5 car parking spaces included
- ▶ Perimeter trunking incorporating power and data

## LOCATION

Market Harborough is a thriving town in the East Midlands, being located 16 miles south of Leicester. The town offers quality retail offering, comprising of both national and independent retailers, including the likes of Joules, White Stuff, Phase 8, Zizi's, Starbucks, Waterstones and W H Smiths.

The property fronts High Street and is the first floor above W H Smiths.

## DESCRIPTION

The first floor office suite has just been fully refurbished and comprises carpeted floors, painted and plastered finished walls, office specification LED style lighting, air conditioning/heating throughout and perimeter trunking. There is a modern galley style kitchen with two fully refurbished w.c's.

The office benefits from a wealth of natural light with the front of the property having a large glazed frontage and there being sky lights throughout.

The property has its own separate access and also the benefit from 5 parking spaces included to the rear of the property, in a secure car park.

## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Office Suite	1,565	145.39
<b>Total</b>	<b>1,565</b>	<b>145.39</b>

All areas are quoted in accordance with the RICS Code of Measuring Practice

## CURRENT RATING ASSESSMENT

Charging Authority: Harborough District Council  
Rateable Value : To be confirmed

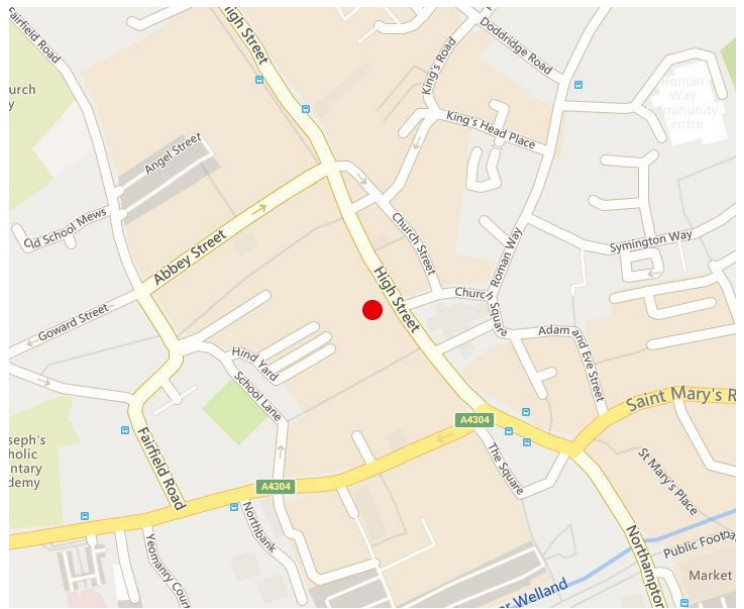
We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

## EPC

Energy Rating to be confirmed.

## POSSESSION

Upon completion of legal formalities.



## TENURE

The property is available by way of a new effective full repairing and insuring lease, for a term of years to be agreed.

## RENT

£25,000 per annum exclusive.

## VAT

We understand that VAT will be payable.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**

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0116 254 0382



**Will Shattock**

wjs@appleicester.co.uk

0116 254 0382

### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.