

MODERN FIRST & SECOND FLOOR OFFICES TO LET

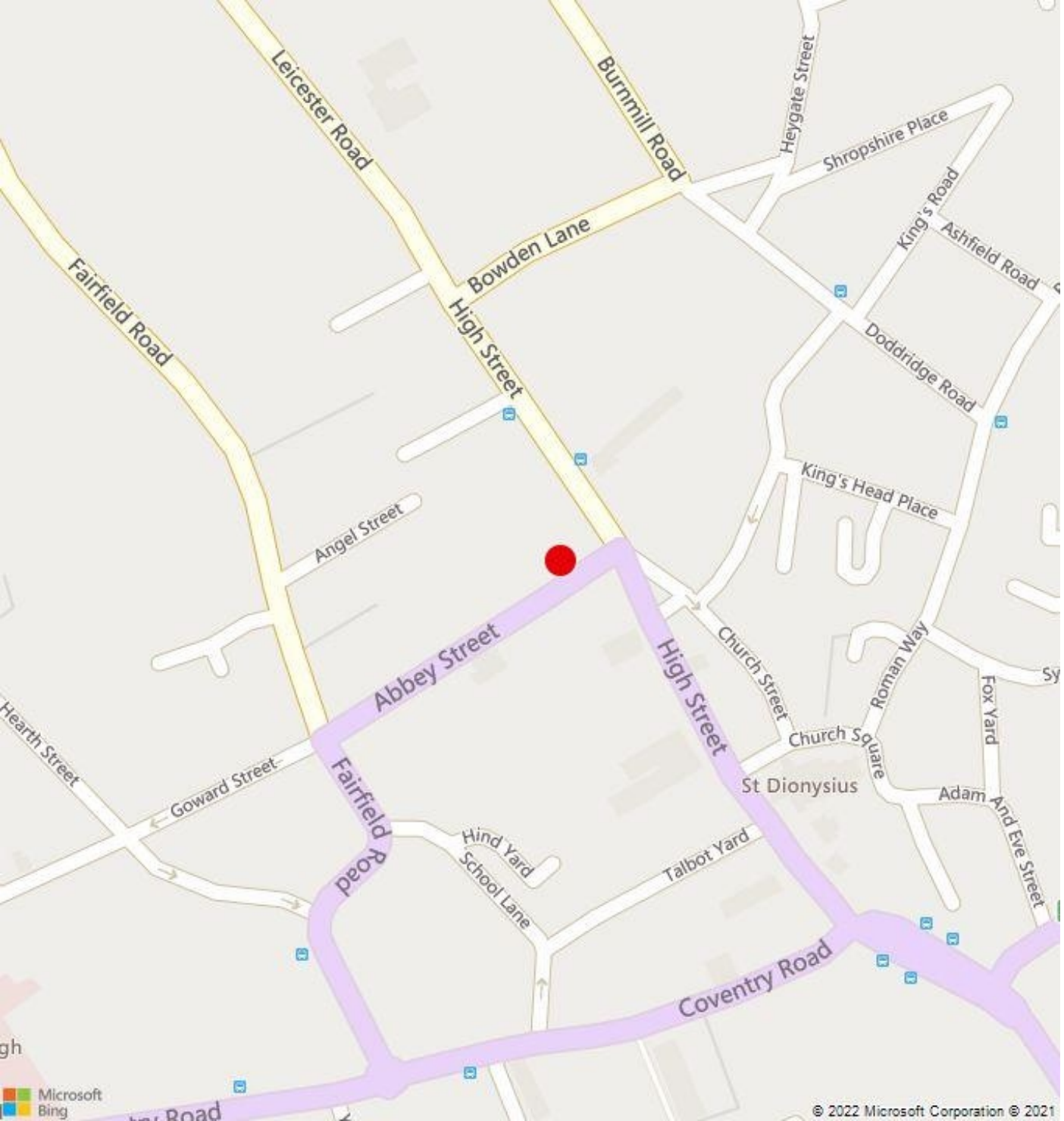
Edinburgh House, 4, Abbey Street, Market Harborough, LE16 9AA



2,852 - 5,756 Sq Ft (264.95 - 534.73 Sq M)

£69,000 Per Annum Exclusive

- ▶ Modern Open Plan Office Accommodation
- ▶ Available As A Whole Or In Part
- ▶ 12 Secure Parking Spaces
- ▶ New Lease Available



LOCATION

Market Harborough is an attractive and popular market town in south Leicestershire. It has a population of 22,911 (2011 census). It is situated 16 miles south of Leicester.

There is a direct Midland Mainline train connection with London St Pancras with a journey time of 70 minutes.

The property is in a prominent position in the centre of the town, at the junction of Abbey Street and Leicester Road.

DESCRIPTION

The first and second floor office suites form part of a multi occupied building, including retail, office, restaurant and hotel uses.

Access to the offices are via a communal entrance off Abbey Street, with a staircase and lift to all floors.

The offices are effectively open plan with ample natural light. There are suspended ceilings with LED lighting and air conditioning units. There are kitchen areas, toilets and a shower room facilities.



ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
First Floor	2,904	269.78
Second Floor	2,852	264.95
Total	5,756	534.73

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

CURRENT RATING ASSESSMENT

Charging Authority: Harborough District Council
Rateable Value : £24,000

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

EPC

Energy Rating C.

TENURE

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

The property is available as a whole or in part.

RENT

£69,000 Per Annum Exclusive

VAT

We understand that VAT is payable.

POSSESSION

Upon completion of legal formalities

PLANNING

We understand that the property has an established use for offices conforming to Use Class E.

SERVICE CHARGE

There is a service charge in place for the maintenance of the communal areas. Information can be obtained from the agent.



VIEWING

Please get in touch to arrange a viewing.



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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.