



Compass
point Business
Park
Market Harborough



Masterplan Highlighting Phase One Development

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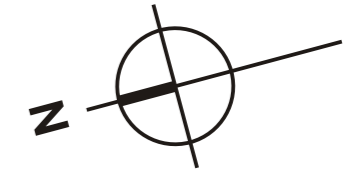
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Key

	Building Name	Car parking Provision
1	Anson	59
2	Barents	30
3	Cabot	30
4	Darwin	62
5	Raleigh	59
6	Hudson	31



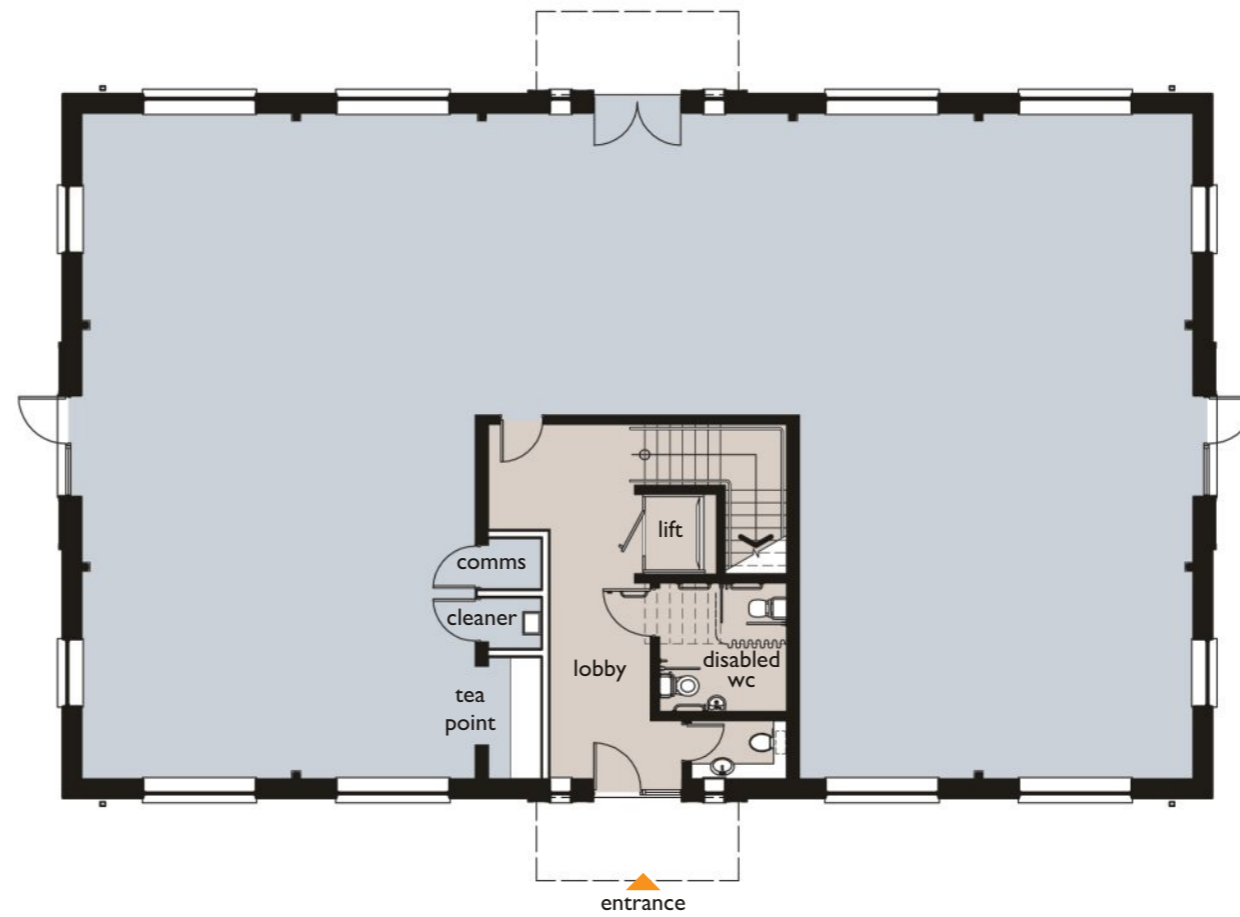
Phase One Masterplan

Scale 1:750 @ A:3

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Key

- Core Functions
- Net Lettable Area

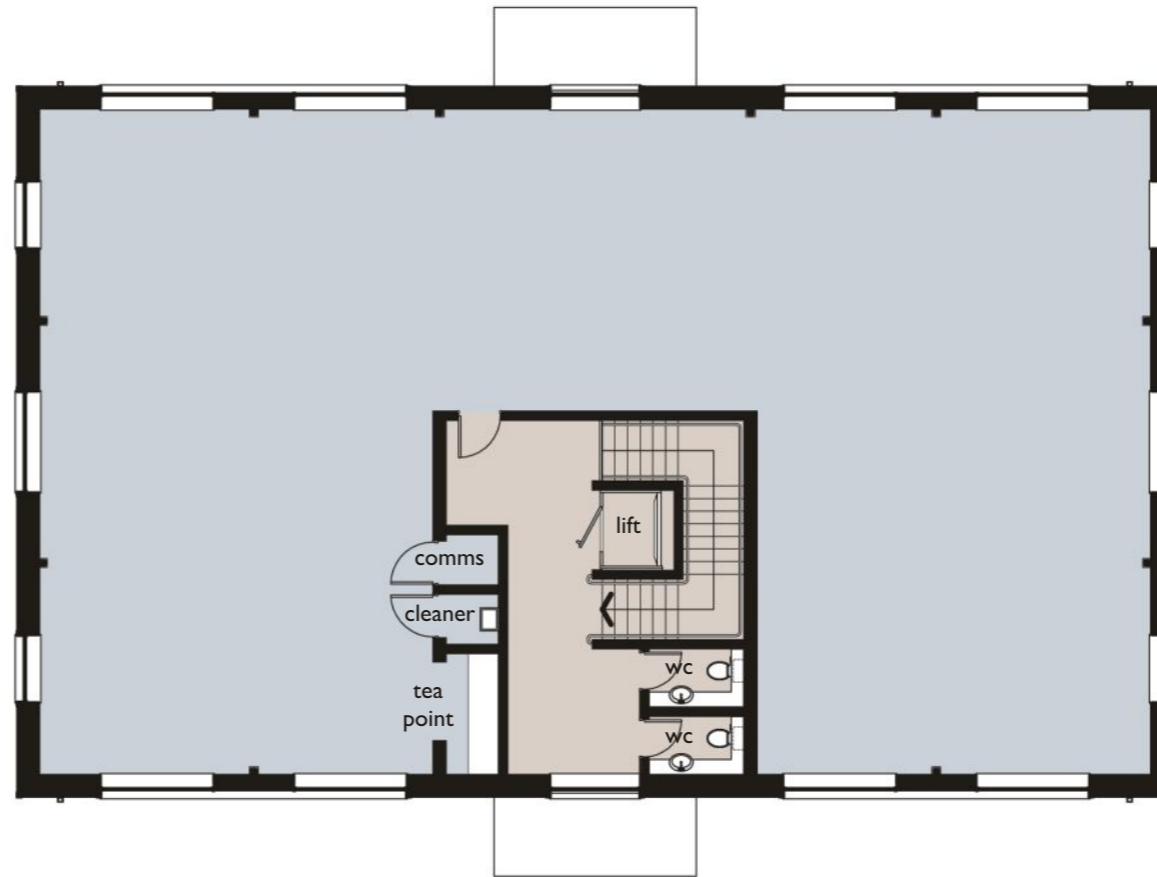
Area Schedule (Net Lettable Internal)

	M ²	ft ²
Ground Floor	250	2,691.3



**Hudson House
Ground Floor Plan**

Scale 1:150 @ A:3



Key

- Core Functions
- Net Lettable Area

Area Schedule (Net Lettable Internal)

	M ²	ft ²
First Floor	250	2,691.3



**Hudson House
First Floor Plan**

Scale 1:150 @ A:3

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Materials Palette

Roof:	Reconstituted slate pitched roof
Cladding:	Timber cladding
Brick Cladding:	Red facing brick
Render:	Self Coloured Render
Doors & Windows:	Colour coated door & window frames
Entrance Canopies:	Glazed canopies at entrances



Hudson House Elevations

Scale 1:200 @ A:3

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This building has been designed as an open-plan office on two floors, and incorporates the following features and facilities:

Accommodation

- 5,383 sq ft net of open plan, two storey office accommodation
- Carpet tiles to office areas
- Ceramic tiled flooring in ground floor stair enclosure, kitchen and toilets
- Emulsion painted walls, generally to office areas
- Toilet walls tiled, access panels laminate faced
- Raised access flooring in office areas
- Vertical IT ducting
- Office areas with fully accessible suspended ceilings incorporating LG3 standard low glare light fitting
- Comfort Cooling throughout office areas
- Fully fitted toilet areas including vanity units and full width mirrors and concealed pipe work
- Fully fitted tea point including refrigerator and dishwasher
- Fire alarm and emergency lighting systems
- Water and electricity supply connected
- Powder coated aluminium double glazed doors and window units
- Body tint glazing throughout
- Electric lock and intercom system to main door with electronic access reader externally
- Shower unit in disabled WC

External

- Paths, forecourt and parking areas finished in a combination of tarmac, block and paving
- High quality, low maintenance landscaping
- Cycle rack and screened bin storage area
- Car park lighting
- 31 Car parking spaces

Optional Extras

- Security and / or CCTV system
- Reception fit-out
- Full internal fit-out



Hudson House Specification

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Location:

Compass Point is located on Northampton Road on the south side of Market Harborough. Access to the A14 at Kelmarsh is just 4 miles south on the A508, and the A14 itself provides uninterrupted dual carriageway access to the M1/M6 interchange on the west, and onto the A1/M11. Significantly, Market Harborough has a main line railway station, with journey time to London St Pancras being approximately 1 hour 10 minutes. Compass Point itself is immediately opposite the Market Harborough leisure centre, and a newly opened children's day nursery.

Viewing:

For further information please contact the joint agents:

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Map:



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