

TO LET



Office Premises

First Floor
Edinburgh House
4 Abbey Street
Market Harborough
Leicestershire LE16 9AA

- Modern office open plan accommodation
- Prominent town centre location
- 6 secure parking spaces
- New lease available
- Air-Conditioned

269.79sq.m (2,904sq.ft)

Rent: £35,000p.a.



High Quality Office Premises

First Floor Edinburgh House, 4 Abbey Street, Market Harborough,
Leicestershire, LE16 (AA)



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

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

Description

The office suite forms part of multi-occupied building including retail, office, restaurant and hotel uses.

Access to the office is 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 is a kitchen area, toilets and a shower room facility.

Accommodation

The property offers the following accommodation:

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

First Floor	Sq.m.	Sq.ft.
Office 1	247.14	2,648
Office 2	23.8	256
Total NIA	269.79	2,904

Rating

Charging Authority:
Harborough
Rateable Value: £23,250

Town Planning

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

Service Charge

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

Rent

£35,000 per annum exclusive.

We understand that VAT is payable.

Tenure

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

EPC

Energy Rating C.

Possession

Upon completion of formalities.



Viewing

Strictly by appointment through agents:

APB

0116 254 0382

Reg Pollock

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Will Shattock

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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.