

TO LET / MAY SELL

DESIGNER OFFICES

**3-5 NORTH LANE
FOXTON
MARKET HARBOROUGH
LE16 7RF**



- **Attractive designer offices in popular village location**
- **Just over ½ mile from Foxton Locks and less than 3 miles to Market Harborough**
- **NIA c.178 sqm (1,920 sqft)**
- **Good on-site car parking**
- **On-site electric car charging point**



Chartered Surveyors, Valuers and Commercial Property Consultants

Sturgis Snow and Astill for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract; (ii) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation of warranty whatever in relation to this property.

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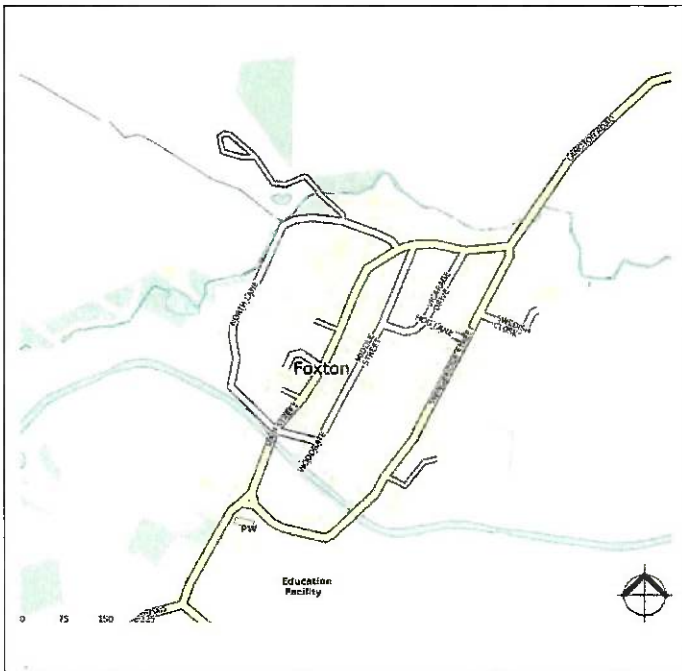
E info@sturgis-snowandastill.co.uk

W www.sturgis-snowandastill.co.uk

LOCATION

The property is located on the northern edge of the scenic and high value South Leicestershire village of Foxton, less than 3 miles to the north-west of Market Harborough town centre, which benefits from rail connections to London St Pancras International to the south and Leicester, Nottingham and Sheffield to the north. Leicester city centre is about 11 miles to the north-west.

More particularly, the property stands on the south side of North Lane about 70m to the west of its junction with Main Street and immediately opposite a small private residential development. Foxton Locks are just over ½ mile to the south-west and can be accessed via the canal towpath just to the south where North Lane joins Main Street.



DESCRIPTION

The property comprises a two storey detached former dwelling with a modern single storey addition attached to its side, all set behind a forecourt with 8 car parking spaces; additional on-street parking is available on North Street. To the rear is a landscaped walled garden, across which a single storey glazed link leads to outbuildings currently occupied by others as offices, with separate access to the rear.

The accommodation benefits from gas-fired central heating, part double glazing and offers attractive offices arranged as follows:

Floor areas are expressed as net internal (NIA) and measured in accordance with the RICS Code of Measuring Practice)

Ground floor

Entrance lobby	15.14 sqm (163 sqft)
Office 1	36.89 sqm (397 sqft)
Office 2	25.42 sqm (274 sqft)
Kitchen	12.50 sqm (135 sqft)

Covered glazed walkway at the rear leading to male and female toilets and:

Boardroom	33.45 sqm (360 sqft)
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First floor

Metal spiral staircase rising from the entrance lobby to:

Office 3	38.37 sqm (413 sqft)
Office 4	16.41 sqm (177 sqft)
Toilet on rear landing	

Total NIA:

Ground	123.40 sqm (1,328 sqft)
First	54.78 sqm (590 sqft)
	178.18 sqm (1,918 sqft)

TENURE

The property is offered to let on a fully repairing and insuring lease for a term of years to be agreed.

RENT

£27,500 per annum exclusive

RATES

The property is entered in the Valuation Office Agency's rating list as Office and Premises with a rateable value of £18,500.

PLANNING

We understand that the property has the benefit of planning permission for use as offices within Class E of the Town & Country Planning (Use Classes) Order 12987 (as amended)

SERVICES

All mains services are believed to be available, but these have not been tested.

VAT

VAT will not apply to the rent.



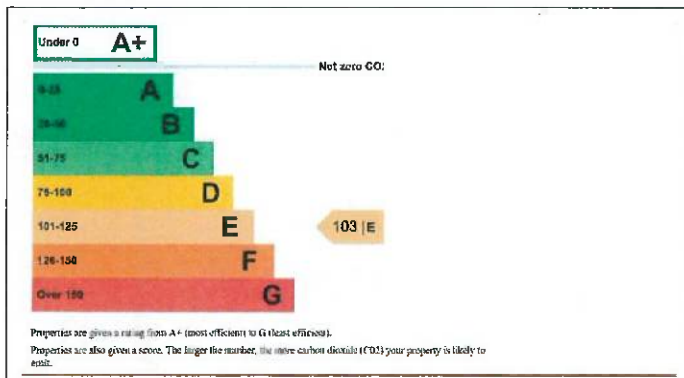
LEGAL COSTS

Each party to bear its own legal costs.

STAMP DUTY LAND TAX

Potential purchasers/tenants are advised to seek advice in respect of liability for stamp duty land tax in respect of this transaction.

ENERGY PERFORMANCE CERTIFICATE



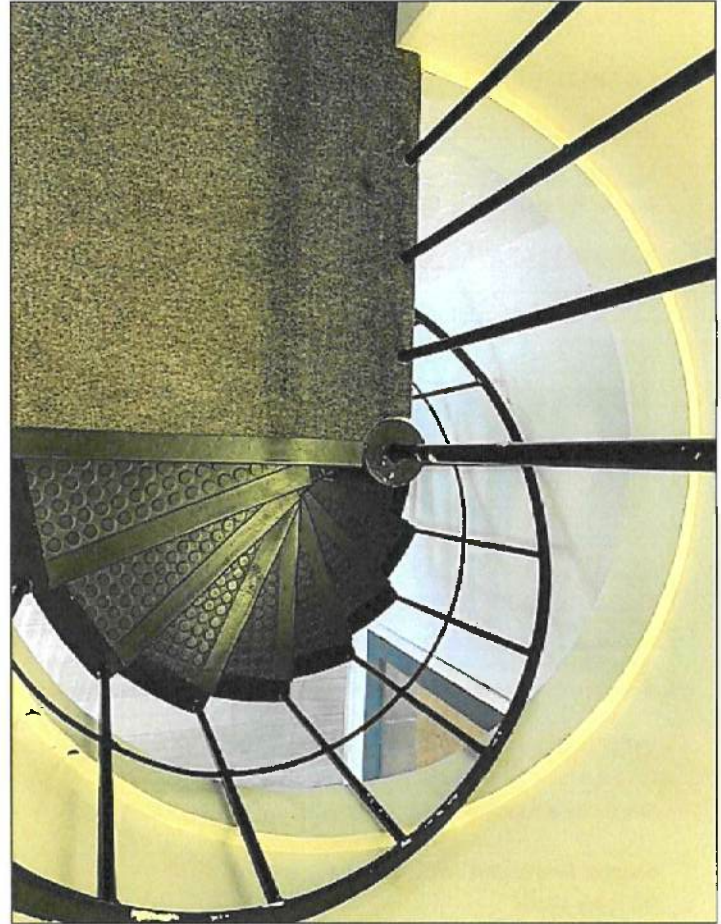
VIEWING

Strictly by arrangement with Sturgis Snow and Astill LLP.

Sturgis Snow and Astill LLP
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DGS.

SUBJECT TO CONTRACT



MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification, i.e. passport, driving licence, etc., and also for proof of current address, i.e. recent utility bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

HEALTH AND SAFETY

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.



PROPERTY MISDESCRIPTIONS ACT

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following

All dimensions, distances and floor areas are approximate and are given for guidance purposes only.

Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the relevant Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to any commitment to Purchase/Lease.

All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. 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 test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued

