

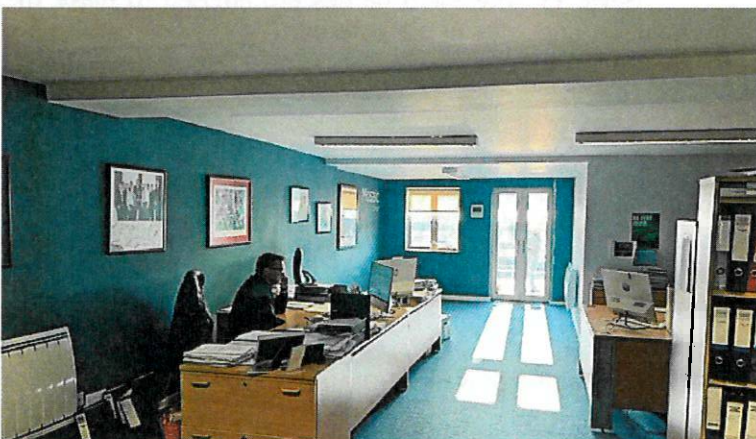
TO LET

SELF-CONTAINED GROUND FLOOR OFFICE

**1A CANALSIDE
UNION WHARF
MARKET HARBOROUGH
LE16 7UW**



- **Approx. 61 sqm (656 sqft)**
- **Overlooking canal basin**
- **3 allocated parking spaces included**
- **Part of an exceptional mixed waterside development**



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 whatsoever in relation to this property.

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LOCATION

Union Wharf is the terminus of the Market Harborough arm of the Grand Union Canal. It is located approximately half a mile to the north of Market Harborough town centre on the west side of Leicester Road, less than two miles to the south of its junction with the A6 bypass. The latter runs to the east of the town linking with the A14 to the south.

Market Harborough is an attractive market town, strategically served by East Midlands Railways' London St Pancras International service.

A particular feature to the offices is the allocated parking nearby which extends to 3 spaces.

TENURE

The premises are available to let on an internal repairing and insuring lease for a term of years to be agreed, subject to rent reviews at three yearly intervals.

RENT

£13,500 per annum exclusive plus VAT.

SERVICE CHARGE

There is a service charge covering maintenance of the fabric of the building of which the offices form part and the common parts of the estate.

RATES

The premises are included in the Valuation List as Offices and Premises with a Rateable Value of £5,000

PLANNING

We understand that the property has the benefit of planning permission for use as offices.

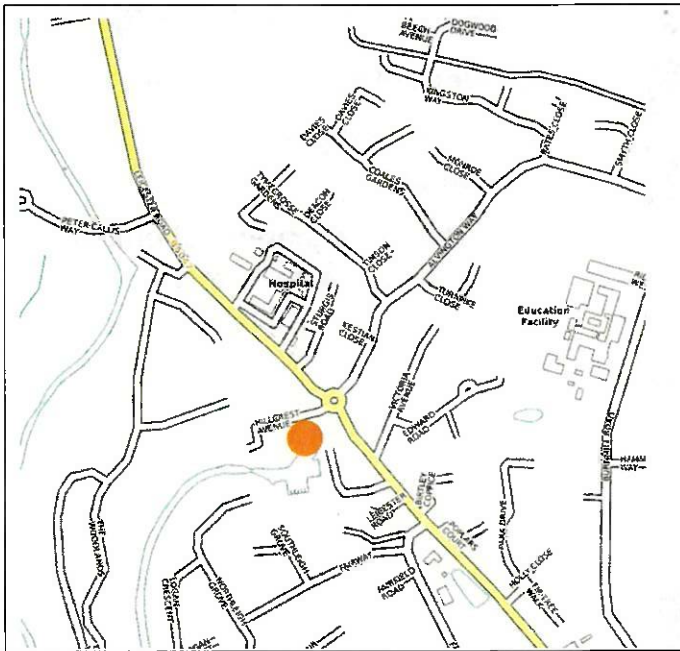
However, interested parties are advised to make their own enquiries of Harborough District Council Planning Department on telephone number 01858 828282

SERVICES

All mains services (except gas) are believed to be available, although please note that these have not been tested.

VAT

VAT at the prevailing rate will apply to the rent.



DESCRIPTION

An attractive ground floor self-contained open plan office suite with a full access toilet to the rear and a small fitted kitchen area.

It faces the canal and forms part of a mixed-use development carried out originally by British Waterways (now Canal & River Trust), which includes private housing, restaurant, offices and small work studios.

Net Internal Area: Approx. 61 sqm (656 sqft) area.

POSSESSION

Vacant possession will be given upon satisfactory completion of all legal documentation.

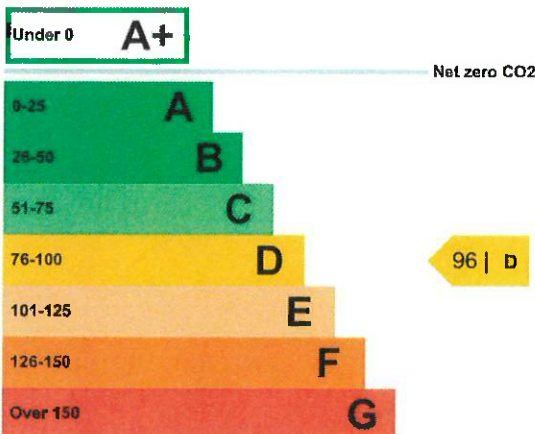
LEGAL COSTS

Each party to bear its own legal costs incurred in this transaction.

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



Properties are given a rating from A+ (most efficient) to G (least efficient).

VIEWING

Strictly by arrangement with Sturgis Snow and Astill LLP.

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DGS.

SUBJECT TO CONTRACT

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

