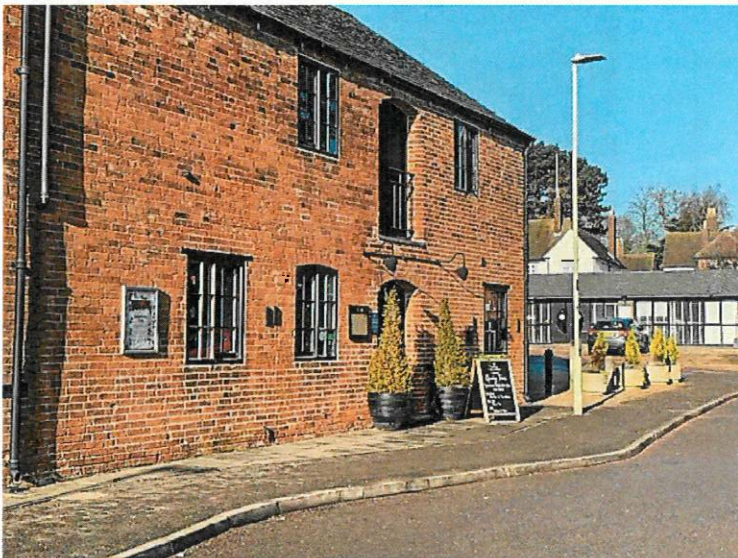


TO LET

FIRST FLOOR OFFICE SUITE

**TERMINAL WAREHOUSE
UNION WHARF
MARKET HARBOROUGH
LE16 7UW**



- **Approx. 92.4 sqm (995 sqft)**
- **Overlooking canal basin**
- **On-site parking available**
- **Exceptional mixed-use 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 whatever in relation to this property.

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TENURE

The premises are available to let on an internal repairing and insuring lease for a term of years to be agreed.

RENT

£17,500 per annum exclusive plus VAT.

SERVICE CHARGE

There is a service charge covering maintenance of the fabric of the building of which the office suite forms 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 £9,100.

With effect from 01 April 2023 this is set to increase to £10,000.

PLANNING

We understand that the premises have the benefit of planning permission for use as offices within Use Class E.

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 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.

POSSESSION

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

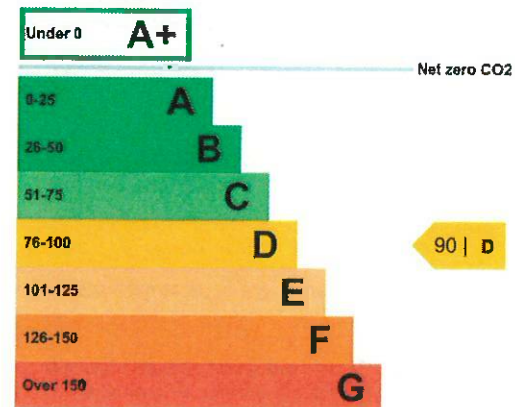
LEGAL COSTS

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).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

VIEWING

Strictly by arrangement with Sturgis Snow and Astill LLP.

Sturgis Snow and Astill LLP
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Leicester
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Ref: DGS/AG

SUBJECT TO CONTRACT