

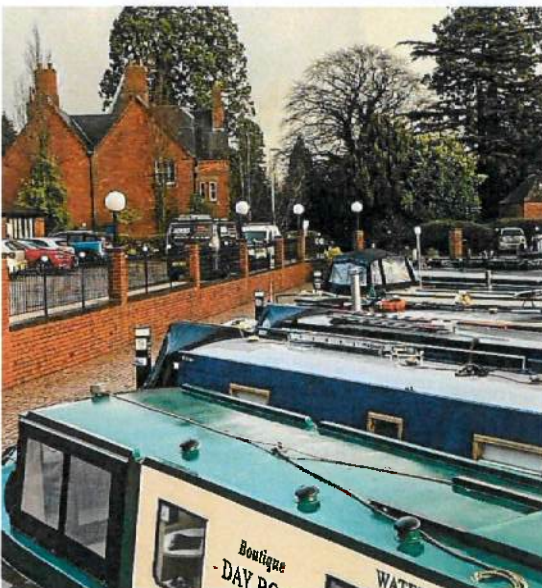
# TO LET

## GROUND FLOOR OFFICE SUITE

**KNOLL HOUSE  
UNION WHARF  
MARKET HARBOROUGH  
LE16 7AY**



- **Approx 75.2 sqm (809 sqft)**
- **6 dedicated on-site car parking spaces**
- **Part of an 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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## 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 Trains' London St Pancras to Sheffield rail service.

## DESCRIPTION

Knoll House comprises an imposing Victorian former dwelling in its own grounds at the north-east corner of the extended Canal Basin at Union Wharf and has been converted to provide two self-contained office suites – one each on ground and first floors.

**The ground floor suite** is accessed via steps and a ramp to the front door, opening into an entrance lobby, itself opening into an inner hallway leading to the following accommodation:

Office 1	21.15 sqm	(228 sqft)
Office 2	22.55 sqm	(243 sqft)
Office 3	21.07 sqm	(227 sqft)
Office 4	7.40 sqm	(80 sqft)
Kitchen	3.03 sqm	(33 sqft)
Male, female and disabled toilets		
<b>Total</b>	<b>75.15 sq m</b>	<b>(809 sqft)</b>

The accommodation is heated via a gas fired central heating system and externally there are 6 no. dedicated car parking spaces.,

## TENURE

The premises are offered to let on a new contracted-out lease on effectively fully repairing and insuring terms for a term of years to be agreed.

## RENT

£15,000 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.

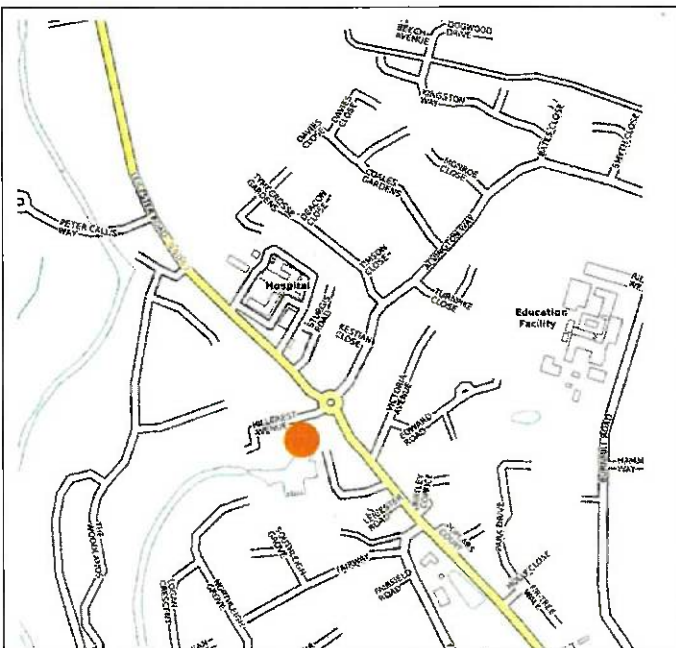
## RATES

A separate assessment for this is awaited.

## 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 connected.

### 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

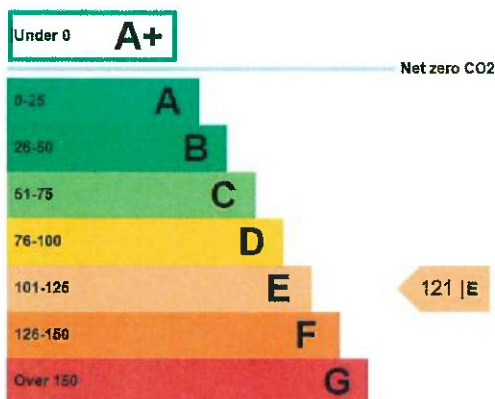
Each party to bear its own legal costs incurred in this transaction.

### 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

The energy performance rating is as follows:



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.

### COSTS

Each party to bear its own costs.

### VIEWING

Strictly by arrangement with the sole agent:

### **Sturgis Snow and Astill LLP**

98 New Walk  
Leicester  
LE1 7EA

Tel: (0116) 2555999

e-mail: [info@sturgis-snowandastill.co.uk](mailto:info@sturgis-snowandastill.co.uk)

REF: DGS/AG

**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 entering into 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