

TO LET

FIRST FLOOR OFFICE SUITE

**10 KING'S HEAD PLACE
MARKET HARBOROUGH
LE16 7JT**



- Town centre office suite in an attractive courtyard scheme.
- NIA approximately 63 sqm (678 sqft).
- 3 no. car parking spaces.
- Electric heating.
- EPC – B
- £10,850 per annum exclusive.



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

The premises are located on the north side of King's Head Place about 115 metres to the north of the town centre at Church Square, while the railway station is within 730m to the east.



Description

The premises comprise a modern first floor office suite extending to a Net Internal Area of approximately 63 sqm (678 sqft) in an attractive courtyard development and with the benefit of 3 no. dedicated car parking spaces.

The accommodation is carpeted and benefits from double-glazing and electric heating via wall-mounted radiators with well-appointed male and female toilets.

Tenure

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

Rent

£10,850 per annum exclusive.

Rates

Rateable Value £8,200, effective from 01 April 2026.

Services

We understand that the premises are connected to all mains services, with the exception of gas, but it should be noted that these have not been tested.

Planning

The premises benefit from planning consent for office use within Class E of the Town and Country Planning (Use Classes) Order, as amended.

Energy Performance Certificate

The premises benefit from an **EPC rating of B** valid until January 2036.

Legal Costs

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

Viewing

Strictly by appointment with Sturgis Snow and Astill.

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Subject to contract

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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.



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.

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