



TO LET

**FIRST FLOOR OFFICE A, 36 HIGH STREET, MARKET
HARBOROUGH, LEICESTERSHIRE, LE16 7NL**





£4,500



235 sq ft / 21.8 m²



Prime professional town centre location.



Public car parks in close proximity.



Three storey listed period building.

LOCATION

Well presented first floor offices to let. Use of kitchenette to second floor. Ladies and gentlemen's toilets to first floor. Office has the benefit of air conditioning.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Floor 1	149	13.8
Floor 2	86	8.0
TOTAL	235	21.8



USER

The premises have an existing use for class E.

SERVICE CHARGE

The Tenant will be required to contribute towards items of common expenditure and buildings insurance.

TERMS

Terms to be agreed

LEGAL COSTS

Each party will bear their own legal costs incurred in documenting the Lease.

An application fee will be payable in respect of referencing and AML checks.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: N/A

UNREPRESENTED PARTIES

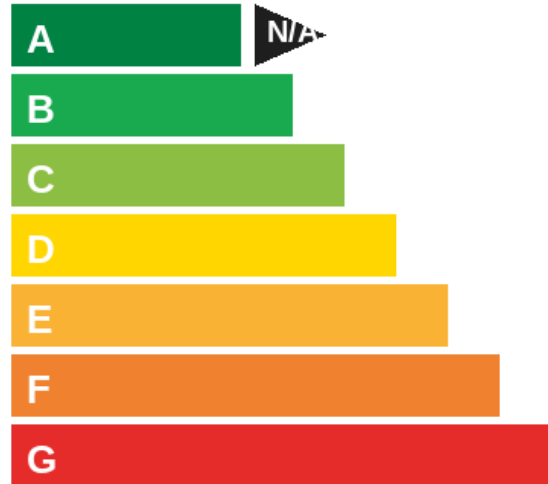
Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

RATING ASSESSMENT

Rateable Value: £3,150

This is an estimate for information only. Interested parties should check with the relevant local authority.

Energy Performance



VIEWINGS

Strictly by appointment with the agents

JARROMS

info@jarroms.co.uk

0116 222 1999

**15 UPPER KING STREET LEICESTER
LE1 6XF**

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