

LET AGREED

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

jarroms







£4,500p.a.

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

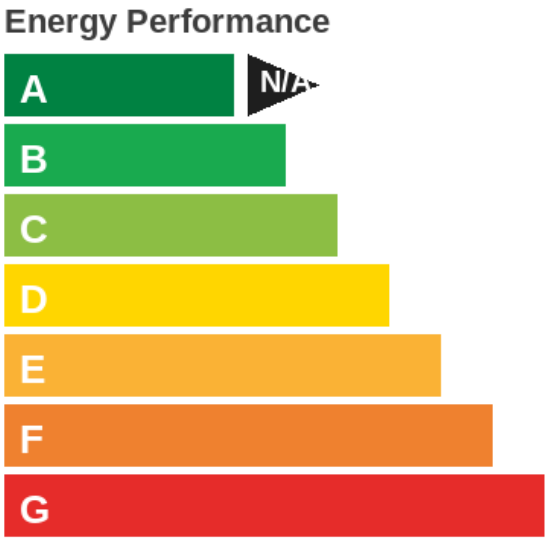
UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Cod
leasing business premises (1st edition, February
Unrepresented parties are recommended to obt
professional advice.

RATING ASSESSMENT

Rateable Value: £3,150

This is an estimate for information only. Interest
parties should check with the relevant local auth





VIEWINGS

Strictly by appointment with the agents

JARROMS
info@jarroms.co.uk
01858 431553
36 HIGH STREET MARKET HARBOROUGH LE16 7NL

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