



**ST MARYS HOUSE
MARKET HARBOROUGH LE16 7DS**

£17,875 pa exc

LOCATION

The property is prominently located on the corner of St Mary's Road and Adam and Eve Street in the heart of this vibrant and affluent market town.

DESCRIPTION

Largely open plan first floor offices with the potential to divide, the premises benefit from excellent natural light helped by a large central atrium.

Essentially two large suites the offices are part air conditioned and have shared W.C. and kitchen facilities.

In addition there is a large third floor conference room which is available to all Tenants at an additional charge of £35.00 per half day or £50.00 per full day. Furthermore the property benefits from a private car park in close proximity.

ACCOMMODATION

Suite 2

Office 2	80.61 m ²	868 sq ft
Office 3	70.30 m ²	757 sq ft

Total Floor Area	150.91 m ²	1,625 sq ft
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Shared Facilities – Male & Female W.C's
Fitted Kitchen

RATES*

Rateable Value:	£7,541.05
Rates Payable:	£3,717.74
Based on a UBR of 0.493	

Small Business Reliefs available subject to status

*Indicative only rebased on VOA areas and £m2/unit
(www.2010.voa.gov.uk)

LEASE

The premises are available by way of a new IRI plus service charge lease on multiples of 5 years.

The service charge is currently running at a cost of £4.50 psf (£45.00 m²) and includes all electricity heating and buildings insurance.

EPC RATING

94.

VIEWING

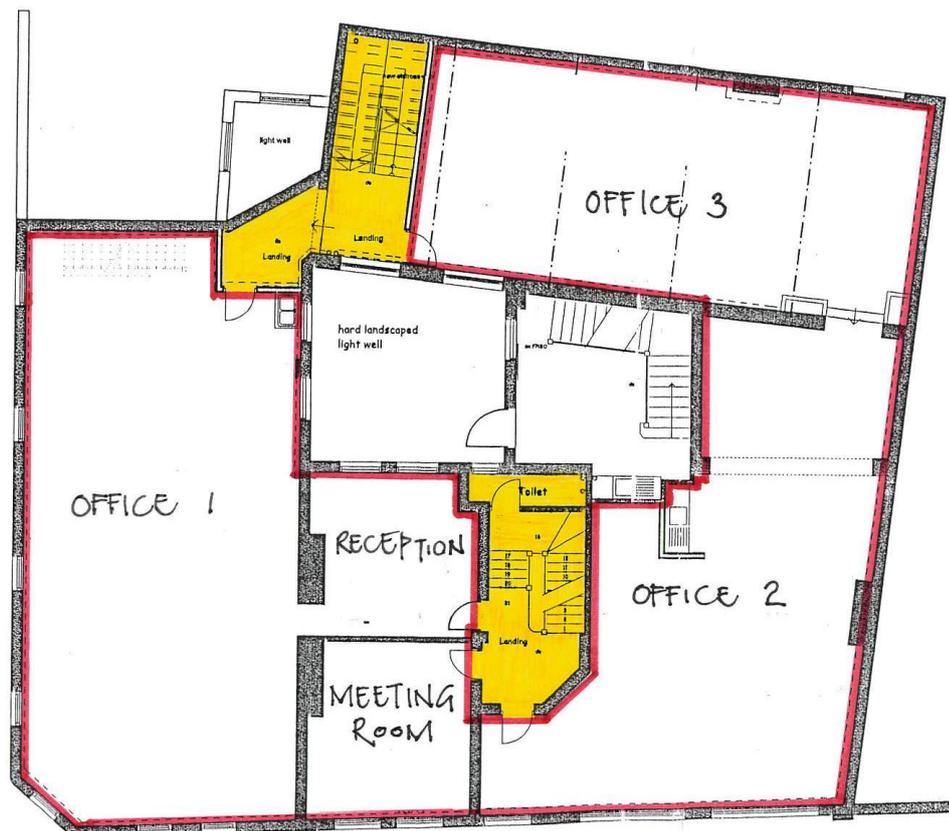
Strictly by appointment through the Sole Agents, Jarroms.

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First Floor Plan