

# phillips sutton

Niche Commercial Property Agents



0116 216 5144



info@phillipssutton.co.uk



www.phillipssutton.co.uk



Unit 13, Stoughton Grange,  
Gartree Road, Leicestershire  
Leicester LE2 2FB

phillips  
sutton

0116 2165144  
www.phillipssutton.co.uk

## Attractive Self-Contained Office Premises

### Suite 1 The Hermitage Offices

Desborough Road, Market Harborough LE16 8GP

Total NIA: 1,083 Sq Ft (100.60 Sq M)



# TO LET

### KEY FEATURES



Recently refurbished



Secure on-site car parking



Picturesque location



Excellent transport links



All mains services, with the exception of gas.



Rent: £24,000 Per annum

## LOCATION :

The premises are in a picturesque setting, situated in between Desborough and Market Harborough just off the A6, close to a variety of amenities including supermarkets, leisure facilities, food & beverage offerings and shopping. Market Harborough also provides the benefit of a direct East Midlands train service to London with a 55min journey. Key transportation links, such as the A6 leading to the A14 & M1 enhance connectivity.

## DESCRIPTION :

An attractive, self-contained office suite within a prestigious complex of nine high-quality units. This recently refurbished brick-built property offers a bright and spacious office, an inviting entrance lobby, dedicated storage room, and well-appointed welfare facilities.

The office complex benefits from a secure forecourt with ample on-site parking, ensuring convenience and peace of mind for staff and visitors alike.

## ACCOMMODATION:

SUITE	AREA SQFT	AREA SQM
<i>Suite 1</i>	1,086	100.60
<b>TOTAL</b>	<b>1,086</b>	<b>100.60</b>

## TENURE:

The premises are available on a new lease for a term of years to be agreed.

## RENT:

£24,000 per annum (excl. VAT)

The rent is inclusive of the service charge, heat, light and water and will be payable quarterly in advance. Buildings insurance £250 per annum.

## RATEABLE VALUE:

The premises are to be assessed for rating purposes. The ingoing Tenant may be eligible to claim 100% Small Business Rates Relief.

## SERVICES:

All mains services are connected to the premises with the exception of gas.

## EPC:

Rating: B, 38.

## VAT:

VAT will be charged at the prevailing rate.

## LEGAL COST:

Each party to bear their own costs incurred.

## UNREPRESENTED PARTIES:

Unrepresented parties are advised to seek professional advice from an RICS Member or other property professional and read the RICS Code for Leasing Business Premises 2020 together with its supplemental guide.

## CONTACT:



Sam Sutton  
01162 165144  
enquiries@phillipssutton.co.uk

