

To LET

14-22 Kings Road, Market Harborough, LE16 7JU

Rent: £50,000 per annum exclusive

- Industrial Premises
- Town Centre Location
- GIA: circa 828 sq m (8913 sq ft)
- Front & Rear Loading Doors and Good Size Frontage

VIEWING: By appointment with George and Company Surveyors on **01788 554455.**

George and Company (Surveyors) Limited
62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455
Email: agency@georgeandcompany.co.uk
Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

George & company
chartered surveyors

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Location

Kings Road can be found to the rear of High Street, part of the town centre retail area. There is pedestrian access from High Street close to this property.

Market Harborough is in a rural part of south Leicestershire, on the River Welland and close to the Northamptonshire border. The town is about 15 miles (24.1 km) south of Leicester via the A6, 17 miles (27.4 km) north of Northampton via the A508 and 10 miles (16.1 km) northwest of Kettering. The town is near the A14 road running from the M1/M6 motorway Catthorpe Interchange to Felixstowe. The M1 is about 11 miles (17.7 km) west via the A4304 road.

Description

The property comprises a detached industrial unit of part portal frame construction with profile sheet clad parts and profile sheet roof. The modern section of the unit boasts a pitched roof with a maximum height above the roller shutter door of 6.5m sloping down to a 4.7m height.

The older part of the building is thought to be brick with metal framed north light style construction with a working height of 2.75m.

To the front is a parking area and loading space to the roller shutter door [3.9m W 4m H]. There is a further roller shutter to the rear [3.9m W x 3.9m H] accessible by a blue side gate [5m W] fronting Kings Road.

Accommodation

The accommodation briefly comprises (GIA): -

The accommodation comprises a range of ground and first floor industrial areas with offices.

Ground Floor		
Original Workshop Area	426.4 sq m	4589 sq ft
Extended Area	327.5 sq m	3525 sq ft
Mezzanine	74.2 sq m	799 sq ft
Total:	828.1 sq m	8913 sq ft

Services

We understand that mains' services are available nearby.

Business Rates

The business rates will be available on the VOAs portal post assessment; more information is available on request.

Planning

We understand the property is use class B. The local authority will be Harborough District Council.

Tenure

The property is available by way of leasehold for £50,000 per annum exclusive of VAT and on terms to be agreed.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

VAT

The owner reserves the right to charge VAT at the prevailing rate if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

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Rugby CV21 2PS

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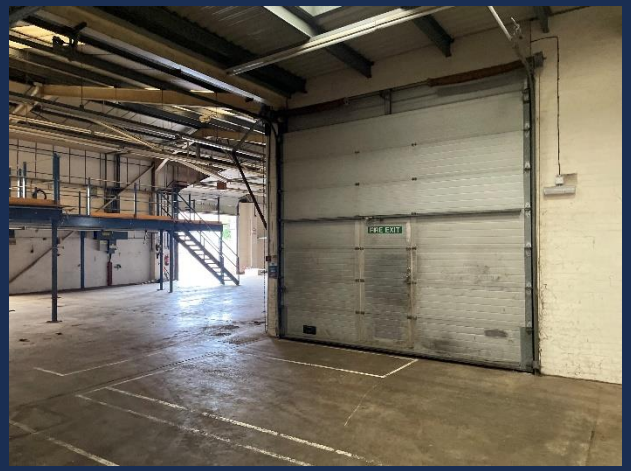
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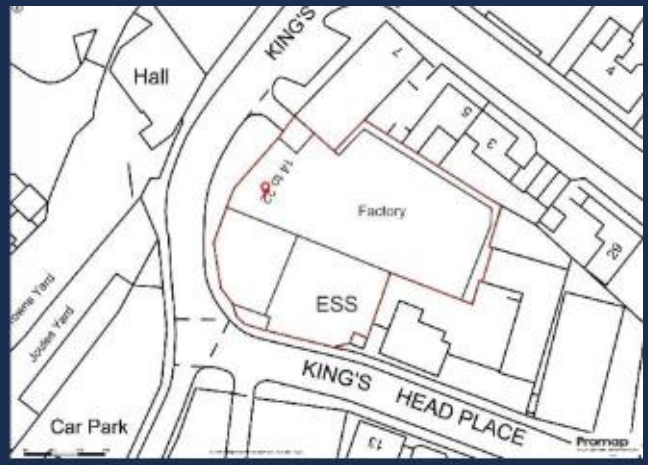












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