

# BUSINESS PARK OFFICE TO LET

FIRST FLOOR, UNIT C1 ANSON HOUSE, COMPASS POINT,  
MARKET HARBOROUGH, LEICESTERSHIRE, LE16 9HW.

Peter Tew

OFFICE SUITE ON ESTABLISHED BUSINESS PARK  
7 CAR PARKING SPACES  
NIA 119.66 Sq.M. (1,288 Sq.Ft.) Approx.  
RENT: £16,000 PAX

Peter Tew & Company  
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Grove Park  
Leicester  
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## Location

Compass Point is a popular business park in Market Harborough. Occupiers on this office park include:- Deichmann; Woodcock Theatre Arts.

The business park is located opposite the Harborough Leisure Centre and Medical Centre on Northampton Road.

## Description

The property was constructed in 2008 comprising a modern purpose built unit providing open plan office accommodation. The first floor fit out includes a conference room, two partitioned offices and a fitted kitchen. The office suite benefits from 7 car parking spaces.

## Specification

First floor open plan floor space; modern lighting; comfort cooling and w.c.facilities; fitted kitchenette.

## Accommodation

The Accommodation comprises in detail and the following dimensions are approximate:-

Measured on a net internal basis for guidance purposes.

| FLOOR AREA  | Sq.M.  | Sq.Ft. |
|-------------|--------|--------|
| First Floor | 119.66 | 1,288  |

## Business Rates

To be assessed.  
Information can be obtained from:- [www.voa.gov.uk](http://www.voa.gov.uk)

## Services

Mains electricity, water and drainage are connected to the property.

Peter Tew and Company have not tested any service/ installations and cannot provide a guarantee of their condition. Parties should investigate these facilities to their own satisfaction.

## Fixtures & Fittings

A schedule of the landlords fixtures and fittings to be provided.

## Energy Performance Certificate

Band: B – Valid until 8 April 2031.

## VAT

Applicable.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Tenure

The office suite is available on a new lease for a term of 5 years effectively on a full repairing insuring bases.

## Rent

£16,000 (Sixteen Thousand Pounds) pax.

## Subject to Contract/Subject to Lease

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

## Viewing

Strictly by appointment with the sole agent.  
For further information or to make arrangements to view the premises please contact:

**Julie / Charlotte**  
**T: 0116 2551527**  
**Email: [julie@petertew.co.uk](mailto:julie@petertew.co.uk) / [charlotte@petertew.co.uk](mailto:charlotte@petertew.co.uk)**

## Important Information

Peter Tew for themselves and for vendors or lessors of the property whose agents they are, give notice that; (i) these particulars do not constitute any part of any offer or contract; (ii) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer of contract; (iii) all descriptions, dimensions references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iv) no person in the employment of Peter Tew and Co has any authority to give any representation or warranty whatever in relation to this property; (v) we have not tested any services, central heating installations, plumbing installations or electrical installations and therefore purchasers or tenants should undertake independent investigations as to condition of all services and mechanical/engineering installations; (vi) all rentals and prices are quoted exclusive of vat. Intending purchasers or tenants must satisfy themselves as to the applicable vat position if necessary by taking appropriate independent professional advice; (vii) any site boundaries shown are indicative only (viii) Peter Tew and Co will not be liable for any loss arising from the use of these particulars.

