

PARKER

HOUSE

LEICESTER ROAD | MARKET HARBOROUGH | LE16 7AY



BEST IN CLASS OFFICE SPACE



NEW GRADE A 'BEST IN CLASS OFFICES'

FLEXIBLE UNIT SIZES FROM 614 - 3,865 sq ft

TOWN CENTRE LOCATION

OFF STREET SECURE CAR PARK

HIGHLY SPECIFIED WITH AIR-CON, LED LIGHTING, INTERCOMS & CCTV

MEETING ROOM AVAILABLE TO USE



LOCATION

Market Harborough is an affluent and attractive market town in South Leicestershire lying some 15 miles south east of Leicester and 18 miles north of Northampton.

The town is situated alongside the A6, A47 and A508 trunk road. The M1 motorway lies some 12 miles west of the town, the A14 east/west link road is some 6 miles to the south.

The property itself is situated in a prominent position off Leicester Road, within the vibrant Market Harborough Town Centre, close by to the town's shops/restaurants/ bars & coffee shops.

Market Harborough's mainline railway station is approximately 1 mile away from the property and offers regular trains to London St Pancras International, with a journey time of just under 1 hour.

///booth.dragon.moderated



MARKET HARBOROUGH HAS A DIRECT MAIN LINE RAIL SERVICE TO ST PANCRAS INTERNATIONAL WITH A JOURNEY TIME OF AROUND 1 HOUR.



Sainsbury's

St Mary's
Place
Shopping
Centre

Market
Hall

TOWN
CENTRE

Shops, Cafes,
Pubs &
Restaurants

TESCO
express



Mercado Lounge
& Travelodge



Market Harborough
Cricket Squash & Padel
Tennis Club



CAFES & SHOPS WITHIN
A 5 MIN WALK INCLUDE



wetherspoon



Alongside many independent cafes, bars, pubs & restaurants.

DESCRIPTION

Parker House is a new build, Grade A, best in class office building.

The property is constructed over 3 floors and provides high specification office suites benefitting from a wealth of natural lighting.

The building incorporates an impressive ground floor reception area.



COMFORT COOL AIR-CONDITIONING



CCTV



SHOWER FACILITIES



SHARED & BOOKABLE MEETING ROOM SPACE



BREAK OUT AREAS



IMPRESSIVE GROUND FLOOR RECEPTION



SUSPENDED CEILINGS WITH LED LIGHTING



OPEN PLAN ACCOMMODATION



RAISED ACCESS FLOORS



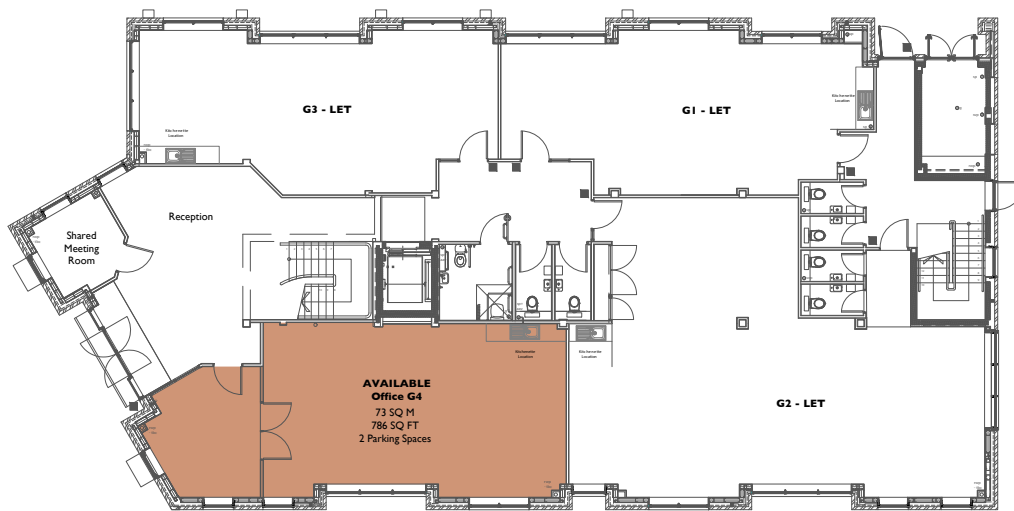
ON SITE CAR PARKING – RATIO (1:350)



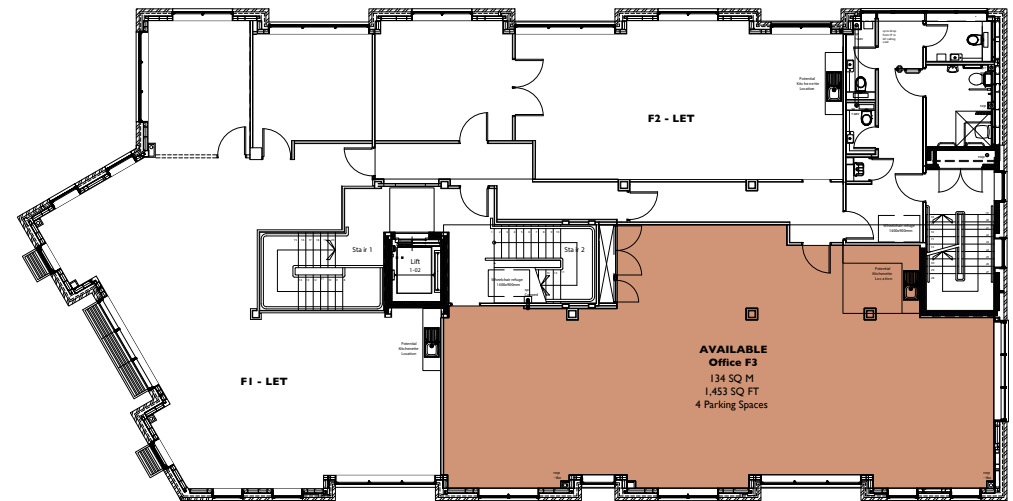
SECURE CAR PARK



PROVISION FOR ELECTRIC CAR CHARGING POINTS



GROUND FLOOR



FIRST FLOOR



ACCOMMODATION

Parker House has been designed to be the ultimate flexible space. Therefore the sizes below are not set in stone & can be tailored to different tenants needs.

Ground Floor	SQ FT	SQ M	PARKING
G1		LET	
G2		LET	
G3		LET	
G4	786	73	2

First Floor			
F1		LET	
F2		LET	
F3	1,453	134	4

Second Floor	
S1	LET TO PARKERS OF LEICESTER

PARKER

HOUSE

RENT & TERMS

The units are available on Effective Internal Repairing and Insuring Leases, for a term of years to be agreed. Further information, including rent is available on request.

BUSINESS RATES

Local Authority: Harborough District Council Period: 2023/2024.

Rateable Value to be assessed.

SERVICE CHARGE

A service charge for the upkeep of the common areas and structure of the building is charged back to the tenants on a proportionate basis. Further information is available on request.

VAT

VAT will be charged on the rent.

LEGAL COSTS

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: B28

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, AML checks will be required for any potential tenant.

CONTACT & VIEWINGS

For further information or to arrange a viewing, please contact our joint sole agents:

ANDREW+
ASHWELL

0116 254 1220
andash.co.uk

Joe Reilly
jtr@andash.co.uk
07802 436636

Joe Dodd
jpd@andash.co.uk
07541 637028

Jack Brown
jack@tdbre.co.uk
07969 291 660

Mark Brown
mark@tdbre.co.uk
07730 416 964

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective 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 accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 12/25