

- 19,500 sq. ft Business Centre
- High Specification
- Individual Suites of 532 – 2076 sq. ft.
- Separate Meeting Rooms For Hire
- 147 Parking Spaces

Harborough Grow-on Centre



0116 242 9933

www.andrewgranger.co.uk

HARBOROUGH GROW-ON CENTRE

**BRAND NEW OFFICE
SUITES TO LET**

Compass Point
Business Park
Northampton Road
Market Harborough
LE16 9HW



Harborough Grow-on Centre

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Location

Market Harborough is an affluent market town with a population of approximately 20,000 and is the administrative headquarters of Harborough District Council.

It sits on the Northamptonshire / Leicestershire border approximately 14 miles south east of Leicester city centre.

Market Harborough is situated close to the A6 and the A14 which are both major routes through the area and it also lies on the Midland Mainline Railway with direct trains to London St. Pancras International taking just under one hour.





Description

Harborough Grow-on Centre (HGC) follows the ongoing success of the Harborough Innovation Centre, which Harborough District Council (HDC) developed and opened in 2011, to provide office space for start-up and small businesses.

The project has been funded by HDC with support from the European Regional Development Fund (ERDF) and the Leicester and Leicestershire Enterprise Partnership (LLEP).

The brand new 19,500 sq. ft. high specification business centre hosts office suites ranging from 532 – 2,076 sq. ft. with separate meeting rooms and an attractive reception area.

SME (small to medium enterprise) companies moving into HGC will enjoy a number of benefits including rural views with excellent rail and road networks and a communal breakout area where co-workers and clients can learn, create and connect. Tenants will also have the benefit of meeting and conference rooms for hire.

Situation

Compass Point is a modern office park lying adjacent to the A508 Harborough to Northampton Road and close to Market Harborough golf club and the town's leisure centre.

Accommodation

The office suites present the following floor areas:

Office	Sq. M	Sq. Ft.	Rent (£16 / Sq. Ft.)
<i>Ground Floor</i>			
Unit 001	49.4	532	£8,512
Unit 002	123.4	1328	£21,248
Unit 003	131.1	1411	£22,576
Unit 004	84.9	914	£14,624
Unit 005	97.5	1049	£16,784
<i>First Floor</i>			
Unit 101	129.9	1398	£22,368
Unit 102	192.9	2076	£33,216
Unit 103	131	1410	£22,560
Unit 104	90.3	972	£15,552
Unit 105	95.6	1029	£16,464
<i>Second Floor</i>			
Unit 201	130.3	1402	£22,432
Unit 202	191.9	2066	£33,056
Unit 203	130.7	1407	£22,512
Unit 204	187.7	2021	£32,336

Key Features

- Brand new office suites
- 532 – 2076 sq. ft.
- 19,500 sq. ft. business centre
- 147 parking spaces
- Flexible office space
- BREEAM Excellent
- High speed broadband
- Telecommunications cabling
- Electric car charging points
- Interactive reception and social space
- Private meeting rooms for hire
- Environmentally friendly with eco lighting
- Tea points in each suite
- Lifts
- Showers
- Disabled access
- Fully alarmed and secure
- Internet and telephony services are available on a subscription basis
- Custom solutions may be installed by negotiation

Lease Terms

Leases are available for 3 years or 6 years, with a mutual 3 year break clause, on standard commercial terms.

Rent

£16 per sq. ft. per annum.

Service Charge

Details upon request.

Business Rates

Although the offices have not yet been assessed for Business Rates, the Agents are happy to provide approximations for budgeting purposes.

Energy Performance Certificates

EPC's will be available shortly.

Legal Costs

Each party will be responsible for their own legal costs.

Value Added Tax

VAT will be payable at the standard rate of 20%.

Stamp Duty Land Tax

Potential tenants are advised to seek advice in respect of liability for stamp duty land tax in respect of this transaction.

Local Authority

Harborough District Council
The Symington Building
Adam and Eve Street
Market Harborough
LE16 7AG
Tel: 01858 828282

Viewings

To arrange a viewing please contact Kevin Skipworth or James Steed of Andrew Granger & Co on 0116 242 9933.

Agent's Note

For clarification, Andrew Granger & Co wish to inform prospective tenants that we have prepared these particulars as a general guide.

Further Information

For any further enquiries with regard to letting an office suite, please contact the agents:

Andrew Granger & Co
Attenborough House
10-12 Rutland Street
Leicester
LE1 1RD

Contact: Kevin Skipworth
Tel: 0116 242 9933
Fax: 0116 242 9923

kevin.skipworth@andrewgranger.co.uk

Contact: James Steed
Tel: 0116 242 9933
Fax: 0116 242 9923

james.steed@andrewgranger.co.uk



Established in 1989, East Midlands property experts Andrew Granger & Co. are a wide multi-disciplinary consultancy featuring residential sales and lettings, commercial, rural and professional services.

Offering a high quality and affordable service, Andrew Granger & Co. have the expertise and experience to assist with Planning and Development queries across the Midlands and further afield.

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Market Harborough

Phoenix House, 52 High Street, Market Harborough, LE16 7AF

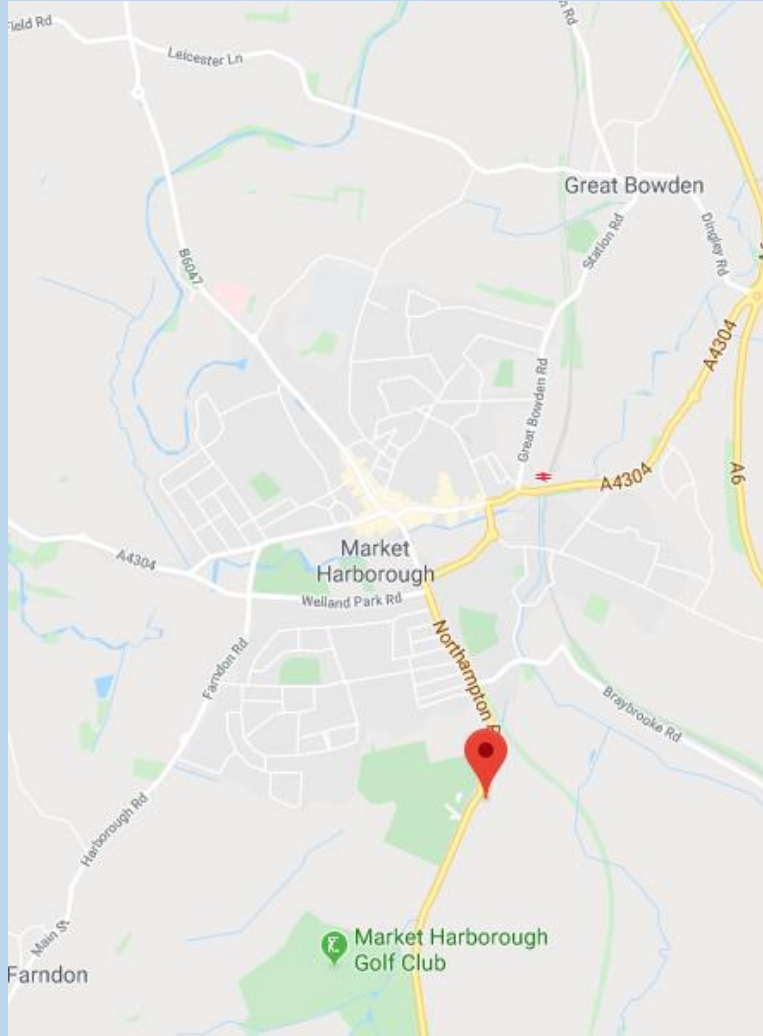
Leicester

Attenborough House, 10-12 Rutland Street, Leicester, LE1 1RD

Loughborough

2 High Street, Loughborough, LE11 2PY

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