

**ANDREW+**  
**ASHWELL**



**TO LET**

## **First Floor Office Premises**

19 Manor Walk + Market Harborough + LE16 9BP



**471 Sq Ft**  
(43.8 Sq M)

**£6,000 Per Annum**



**Popular retailing  
town**



**Boutique  
Location**



**Close proximity to  
municipal parking**



**Available  
immediately**

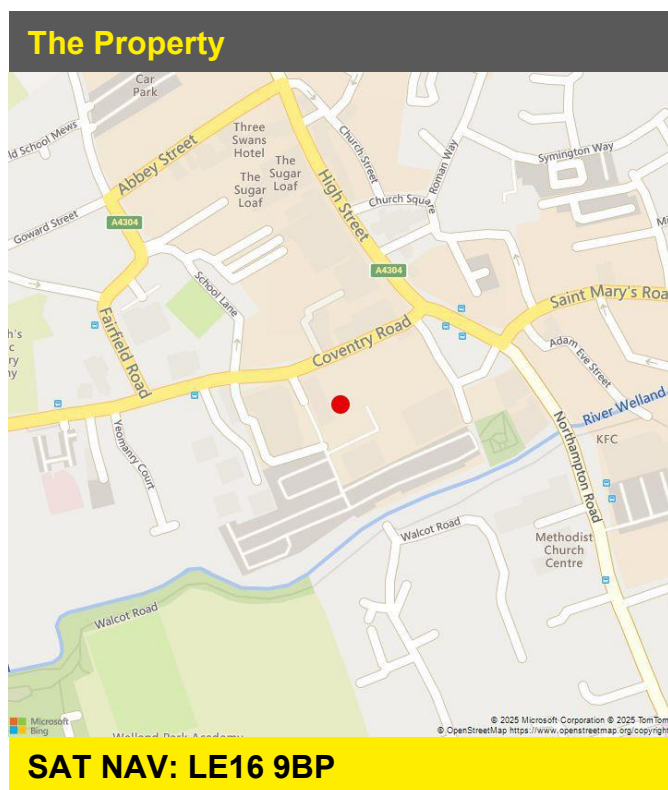


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### Location

The property is situated on Manor Walk, a boutique shopping parade accessed off Coventry Road, Market Harborough. Manor Walk provides a wide range of goods and services at both ground and first floor levels.

Immediately adjacent to Manor Walk is The Commons Car Park which provides 285 pay and display spaces in the town centre.



### Rating Assessment

Rateable Value (2023): £5,400  
U.B.R (2025/2026): £0.499  
Est. Rates Payable (2025/2026): £2,695\*

\*Small businesses may benefit from rate relief. Rating information is for guidance purposes only and should not be relied upon.

### Viewing

Strictly by appointment with the sole agent

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07803 405 708

Harry Attwell  
[hma@andash.co.uk](mailto:hma@andash.co.uk)  
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### Description

Self-contained first floor office forming part of the Manor Walk shopping parade. Access is via a shared ground floor entrance, with an internal staircase leading to the first-floor landing and entrance to the office.

The office is currently fitted with demountable partitioning providing a reception on entry with an open plan office and W/C to the rear. The premises have formerly been used for office accommodation, however, alternative uses may be considered subject to planning.

The premises is connected to mains water and electricity.

### Accommodation

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
First Floor Office	471	43.8
<b>TOTAL</b>	<b>471</b>	<b>43.8</b>

### Energy Performance Certificate

A copy is available upon request.

### Terms

The property is available by way of a new Internal Repairing and Insuring Lease for a period to be agreed at a rent of **£6,000 Per Annum**.

### Service Charge

A service charge is levied for the maintenance, upkeep and decoration of common parts, currently chargeable at £425 per quarter, payable on account.

### VAT

VAT is not applicable.

### Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

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