

**SELF CONTAINED OFFICE**

**TO LET**



**Torch House, Torch Way, Market Harborough, Leics, LE16 9HL**

#FileNo/2025AL



**BTG  
Eddisons**

# Torch House

Torch Way, Market Harborough, Leics, LE16 9HL



Agreement

To Let



Detail

Self Contained Office



Rent/Price

£16,000 pax



Size

112.59 sq m (1,211 sq ft)



Location

Market Harborough, LE16 9HL



Property ID

#FILENO/2025AL

**For Viewing & All Other Enquiries Please Contact:**



**AMANDA LAWRENCE**

AssocRICS  
Agency Surveyor

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## Property

Torch House is home to The Torch Trust for the Blind. The available accommodation comprises a self contained first floor office suite which is surplus to requirements.

The layout provides a large open plan office together with three smaller offices/meeting rooms with a kitchenette, male, female and accessible WC's all accessed off a central corridor. The accommodation is fitted with carpeting, gas central heating, perimeter trunking, lighting, and some built in cupboards. There are double glazed windows to three sides of the main office with views over Market Harborough Rugby Club.

Access into the building is through a secure ground floor entrance lobby into a spacious reception area. There is a staircase and passenger lift to the first floor landing with a lockable door leading into the office suite.

Externally there are 3 allocated car parking spaces within the Torch House carpark. Overflow car parking is available in a free public carpark adjacent (next to the Rugby Club).

There is also potential for occasional separately paid use of a large main floor meeting room with catering facilities if required.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice we calculate that it provides the following floor area (Net Internal Area)

Area	m <sup>2</sup>	ft <sup>2</sup>
Total NIA	112,59	1,211

## Services

We understand that mains water, electric and gas fired heating are all connected to the property.

These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations in this regard.

## Town & Country Planning

We understand the property has consent for office use under Class E, commercial business and service of the Town and Country Planning Use Class Order 1987 as amended 2020.

Interested parties are advised to make their own enquiries with the local Planning Authority as to their intended use.

## Rates

**Charging Authority:** Harborough District Council  
**Description:** Offices and Premises  
**Rateable Value:** £9,500  
**Term:** 2026/27

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the

## Energy Performance Certificate

The property has an EPC rating of C 73

## Tenure

The property is available to let on a new lease for a term of years to be agreed at a rental of £16,000 per annum exclusive.

## Service Charge

In addition to the rent a service charge will be payable to cover a fair proportioned cost based on usage of all shared services including heating, electricity, water, cleaning and maintenance of the common parts, buildings insurance, lift and alarm maintenance and grounds maintenance. The current service charge budget is £3,000 per quarter which represents 25% of the overall service charge.

## VAT

The agents have been advised that VAT is not applicable.

## Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal fees incurred in preparing the lease and counterpart

## Anti-Money Laundering

Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

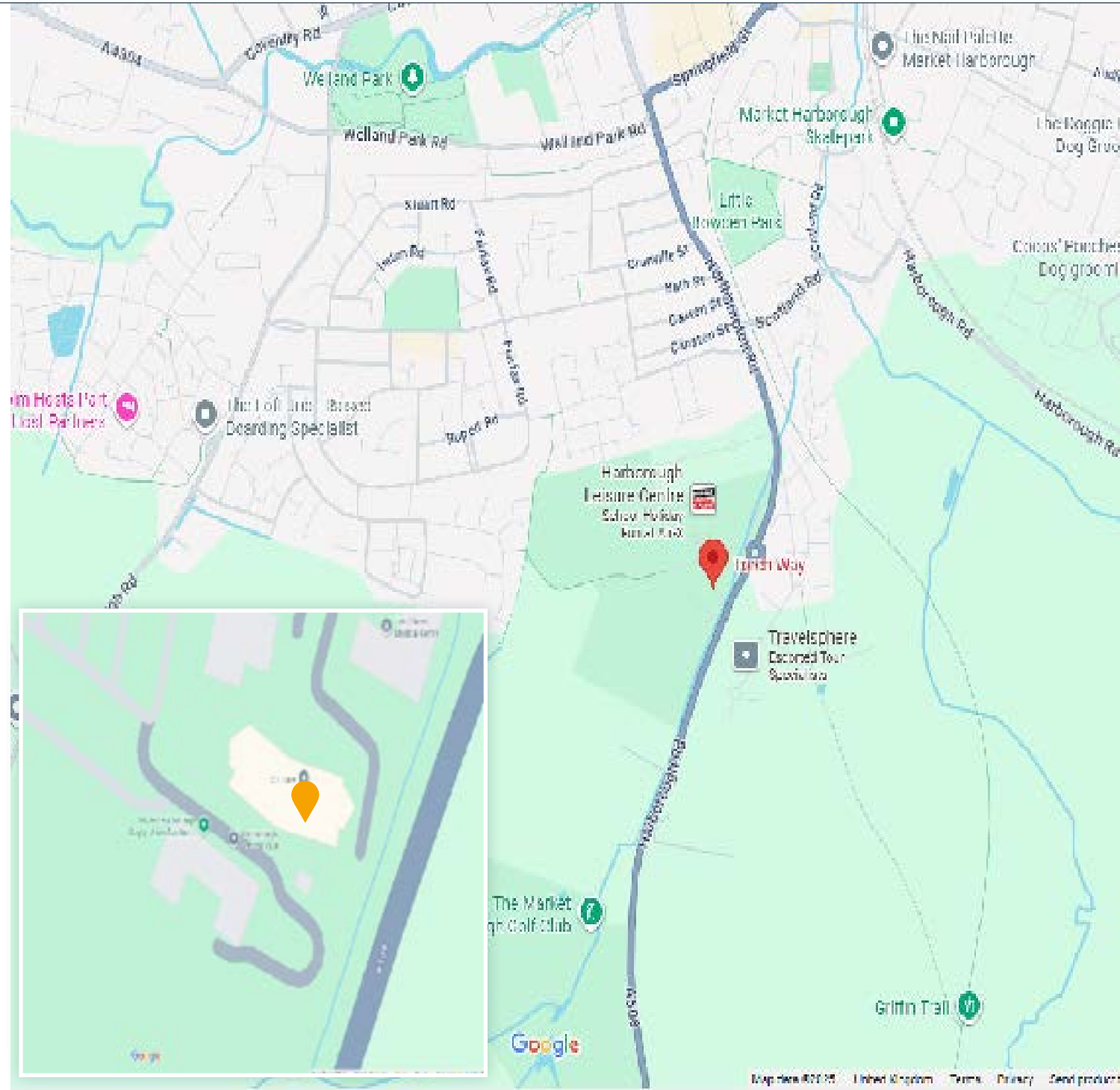
## Location

The property is located on Torch Way which is accessed off the A508 Harborough Road via the roundabout leading into the Leisure Centre.

Market Harborough is an affluent market town with a population of approximately 24,779 as per the 2021 Census with the wider Harborough District population being approximately 97,600.

The town has excellent road access. J2 of the A14 at Kelmash is just 4.5 miles via the A508 which in turn gives access of the M1/M6 interchange in the East and M11/A1 to the West.

Market Harborough railway station is just 1.3 miles away with twice hourly direct train services to London St Pancras International.





Harborough Leisure Centre

Harborough Town Football Club

Harborough Town Football Club

Market Harborough Rugby League Football

Environmental Energies

Travelsphere

Deichmann Stores UK HQ

Integrated Fusion

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