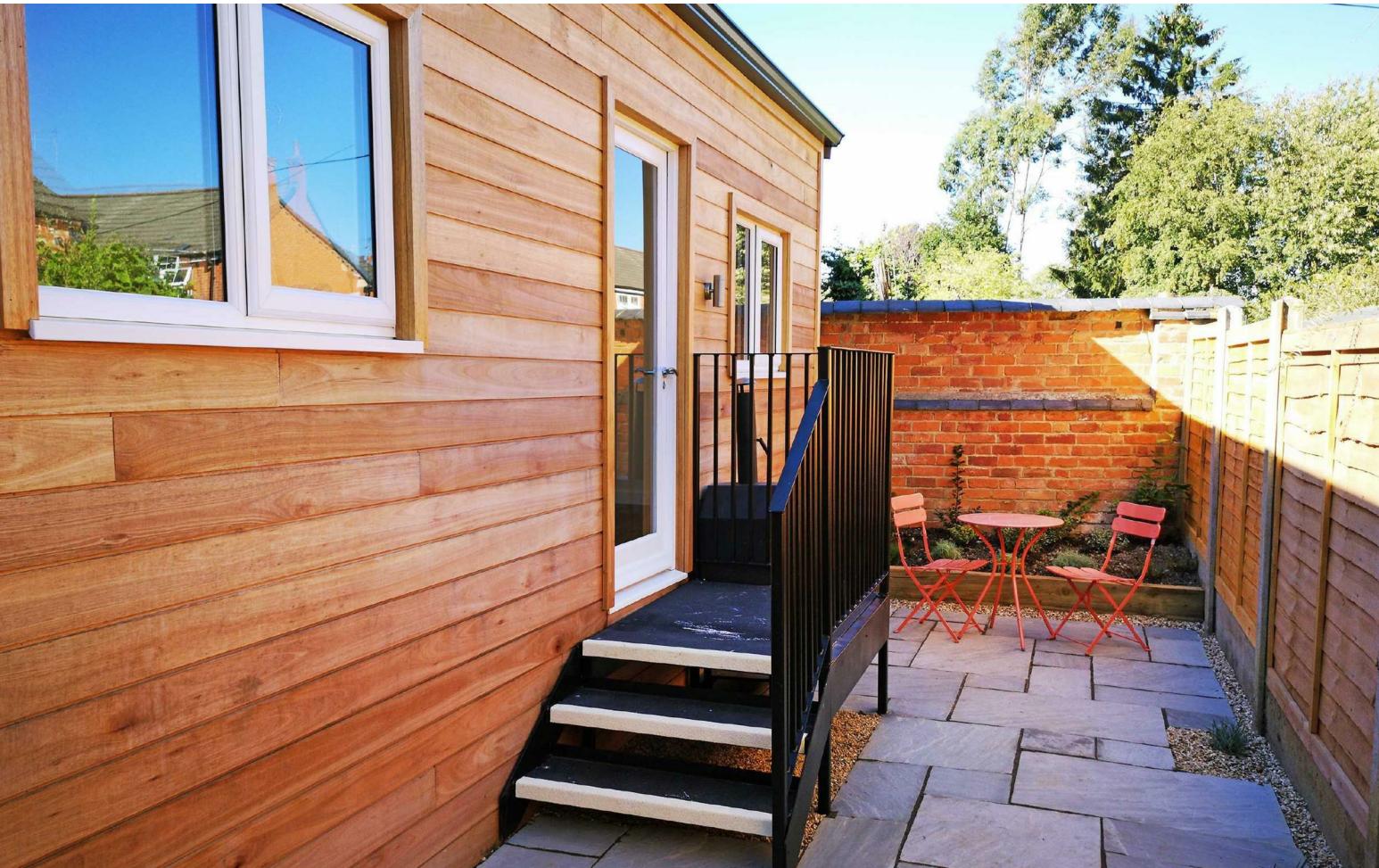




# Naylor's

ESTATE AGENTS CHARTERED SURVEYORS



## 26 Goward Street

, Market Harborough, LE16 9AF

**£265 Per Month**

An opportunity to rent a totally refurbished ground floor one or two person office totalling approximately 91 square feet, in an extremely convenient location close to Market Harborough town centre.

The office benefits from gas central heating, intercom providing access to front entrance, cloakroom and kitchen facilities. Heating, electric and water included.

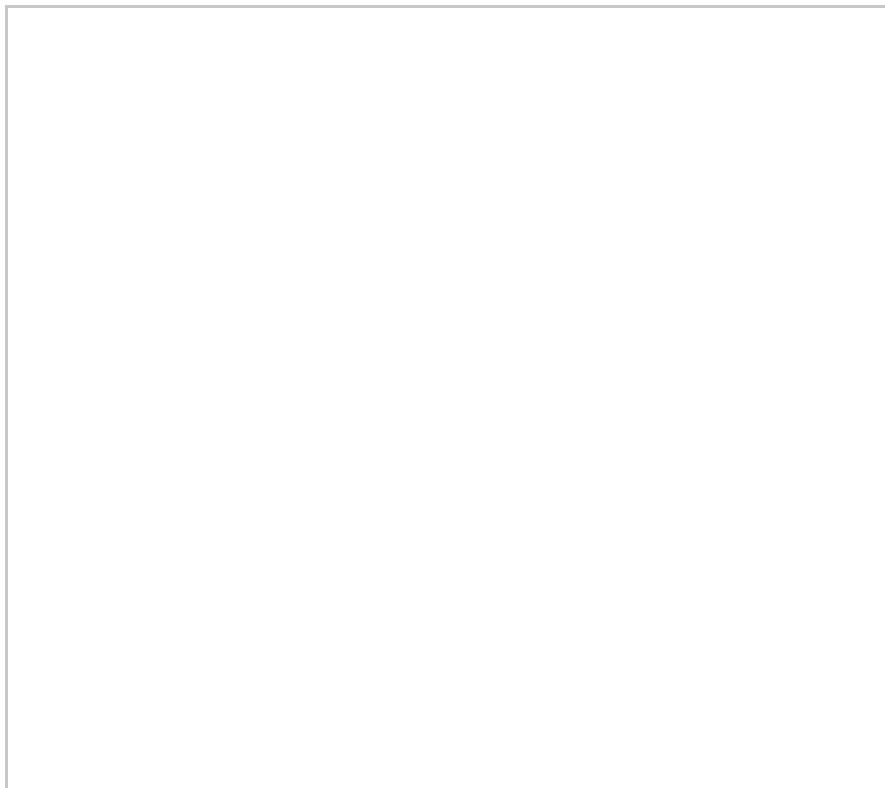
- Great location in central Market Harborough
- Communal staff facilities
- Perfect for small businesses

### Viewing

Please contact our Market Harborough Office on 01858 450020 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

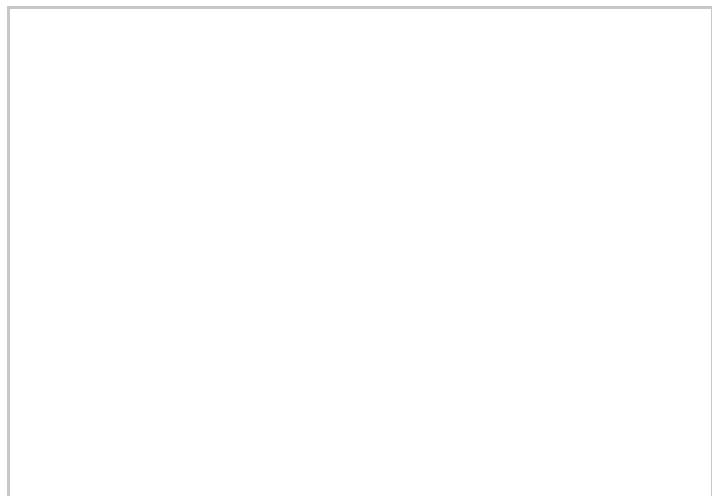
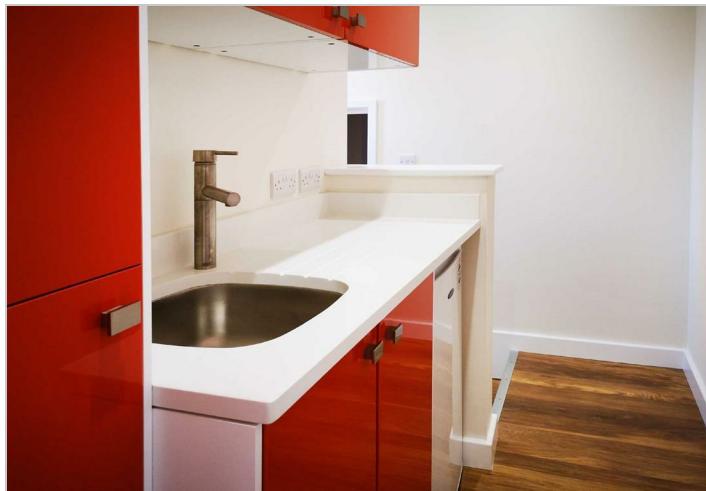


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	1
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.