

to let

New Build Offices
2,400 sq.ft. – 15,304 sq.ft.

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PROPERTY STRATEGY



Peaker Park, Market Harborough, Leicestershire LE16 7QF

www.intali.com

summary

The last plot at the hugely successful Peaker Park development in Market Harborough, is shortly to come forward for development.

This is a prominent “gateway” site to the town centre and the striking designs for the new offices reflect the location at the entrance to both Peaker Park and Market Harborough.

The new offices will be built around a central service core incorporating a passenger lift and will provide two office suites per floor ranging from 2,400 sq.ft. or the whole 15,304 sq.ft and 78 car parking spaces could be let as a whole.

The success of Peaker Park in delivering state of the art office space to Market Harborough is demonstrated by all four existing buildings being fully let to TGW, Optimax, JS Law and Corporate Architecture.

In addition, Joules are nearing completion of their new headquarter building directly opposite the site

Rent From

£17.50/sq.ft

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location

Market Harborough is an attractive market town located in rural South Leicestershire situated close to the border with Northamptonshire.

There are excellent road communications to the major regional centres of Leicester, Northampton and the A14 linking the A1 and M1 is some 5 miles south of the town centre.

East Midland Railway run direct services from Market Harborough to London St Pancras/Eurostar in less than one hour, and there are also regular services to Luton airport, Leicester, Nottingham and Sheffield.

The town serves a growing and affluent catchment area in South Leicestershire. Based on information provided by Harborough District Council, the present catchment is 127,700 and is predicted to rise to 140,700 in 2026.





situation

The site occupies a prominent position on the eastern edge of Market Harborough town centre between existing residential housing to the south and The Point development to the north.

There is excellent direct access to the town centre and Market Harborough mainline railway station is less than half a mile from the site.



description

The site extends to some 1.46 acres and has frontages to both Rockingham Road and Venari Way.

The CGI's show the scheme proposed which will provide 15,304 sq.ft. of Grade A office space and 78 surface car parking spaces.

accommodation

Floor	Unit	sq.ft.	m ²
G	Office 1	2,400	223.00
G	Office 2	2,572	239.00
1	Office 3	2,583	240.00
1	Office 4	2,583	240.00
2	Office 5	2,583	240.00
2	Office 6	2,583	240.00
		15,304	1,422.00

terms

The building is available to let on normal commercial terms at an initial rental of £17.50/sq.ft

Further details are available from Intali.





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