



Unit B Welland Court, Riverside Industrial Estate, Market Harborough,
Leicestershire, LE16 7PT

FileNo/2026/AL

Unit B Welland Court

Riverside Industrial Estate, Market Harborough, Leicestershire, LE16 7PT



Agreement

To Let



Detail

Light Industrial/
Warehouse Unit



Rent/Price

£15,000 + VAT



Size

202.25 sq m
(2,176 sq ft)



Location

Market Harborough,
LE16 7PT



Property ID

FILENO/2026/AL

For Viewing & All Other Enquiries Please Contact:



Amanda Lawrence

AssocRICS

Agency Surveyor

T: 01536 483400

M: 07814 739051

E: amanda.lawrence@eddisons.com

Property

The property comprises a mid-terraced industrial unit of steel portal frame construction with insulated profile sheeting to wall and roof with translucent roof lights.

There is part curtain wall glazing to the front of the unit together with a personnel access door.

Internally, the property has a small reception area and office to one side with double doors leading through into the warehouse area. The warehouse has a concrete floor and is fitted with gas heating and lighting together with a single WC and kitchenette to the rear. Loading is provided via an insulated roller-shutter loading door to the front elevation which measures 2.9m wide x 4.2m high.

Stairs from the reception area lead up to the first-floor mezzanine which provides fitted office accommodation which is largely open plan and is fitted with air-conditioning, strip lighting, carpeting and a further kitchenette and WC. Externally, there are two parking spaces directly outside the unit with a further space available in a communal parking area.

Accommodation

The property has been measured on a gross internal area basis (GIA) in accordance with the RICS Code of Measuring Practice and we calculate that it provides the following floor area:-

Area	m ²	ft ²
Ground Floor	120.55	1,297
Mezzanine Offices	81.70	879
Total GIA	202.25	2,176

Services

We understand that mains water, electric and gas 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 to the relevant utility service providers.

Town & Country Planning

The property has most recently been used for light industrial and distribution uses.

Interested parties are advised to make their own investigations to the Local Planning Authority with regards to their proposed use.

Rates

Charging Authority: Harborough District Council
Description: Workshop and Premises
Rateable Value: The property is currently jointly assessed with several neighbouring properties and will need to be re-assessed upon completion.

Estimate your business rates at – 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 Charging Authority.

Energy Performance Certificate

The property has an EPC rating of

Tenure

The property is available **To Let** by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£15,000 per annum plus VAT

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective parties prior to instruction of solicitors.

Location

The property is located on Welland Court on the Riverside Industrial Estate.

The Riverside Industrial Estate is accessed from the A4304 Rockingham Road being one of the main arterial roads into the town centre. Rockingham Road links with A6 bypass which provides direct access to the A14 at junction 6 at Rothwell and on to the M1/M6 interchange to the west and to Huntingdon and the east coast ports of Felixstowe and Harwich to the east.

The Midland Mainline train station is just 0.4 miles along Rockingham Road and provides regular services to London St Pancras International with a journey time of just under 1 hour.

Market Harborough is an affluent market town with a population of approximately 24,000 and sits on the Leicestershire and Northamptonshire border.

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