



Airfield Business Park

MARKET HARBOROUGH, LE16 7WB

Industrial/warehouse units.
Design & build offices
available.

Available from
Quarter 3 2019

Industrial &
warehouse units
from **1,570** sq ft
to **33,360** sq ft

TO LET

leicestershire.gov.uk/airfield

A development by



Building Business. Boosting Communities.

To A6

Airfield
Business Park

To Market Harborough

 **13 acres** of prime commercial development

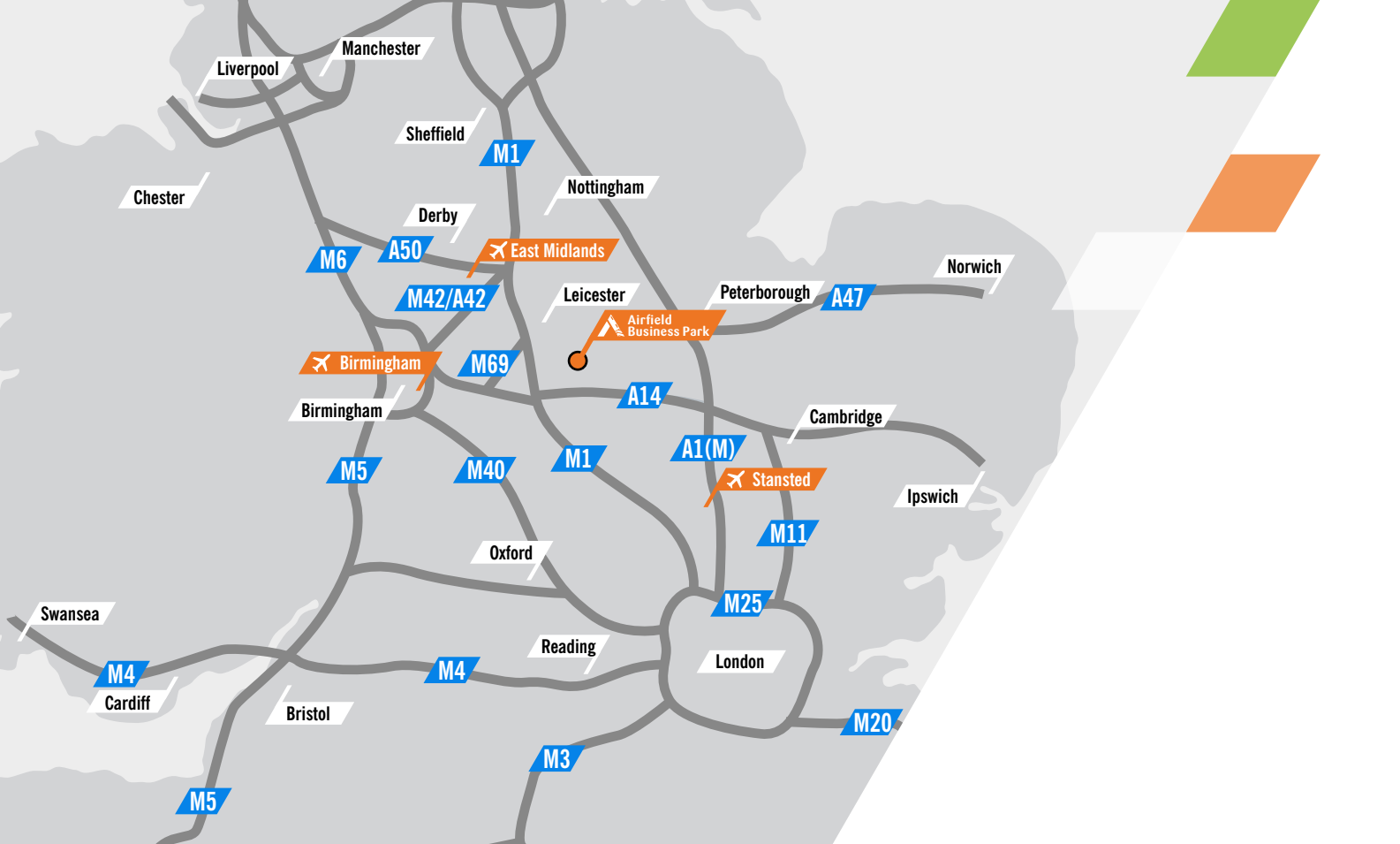
 Established vibrant business park location with immediate **access to A6 & Market Harborough**

 New specification industrial/warehouse scheme

 Design and build offices from 5,000 sq ft available - Phase 3

 Flexibility in sizes and specification, industrial units from

1,570 - 33,360 sq ft



Location

Airfield Business Park is situated just north of Market Harborough town centre and offers excellent access to the A6 trunk road and motorway network via the A14 connecting the M1, M6 and M11.

Market Harborough has a direct main line rail service to London St Pancras with a journey time of less than 1 hour.



Leicester	13 miles
Northampton	19 miles
Birmingham	52 miles
London	85 miles



East Midlands	34 miles
Birmingham	44 miles



London St Pancras journey time of less than 1 hour





Description

Phase 1 will be a new speculative industrial warehouse scheme. Units will benefit from 6-8m to eaves, mains services and large yard area providing ample parking and loading.

Planning

The units will benefit from B1, B2 and B8 uses.

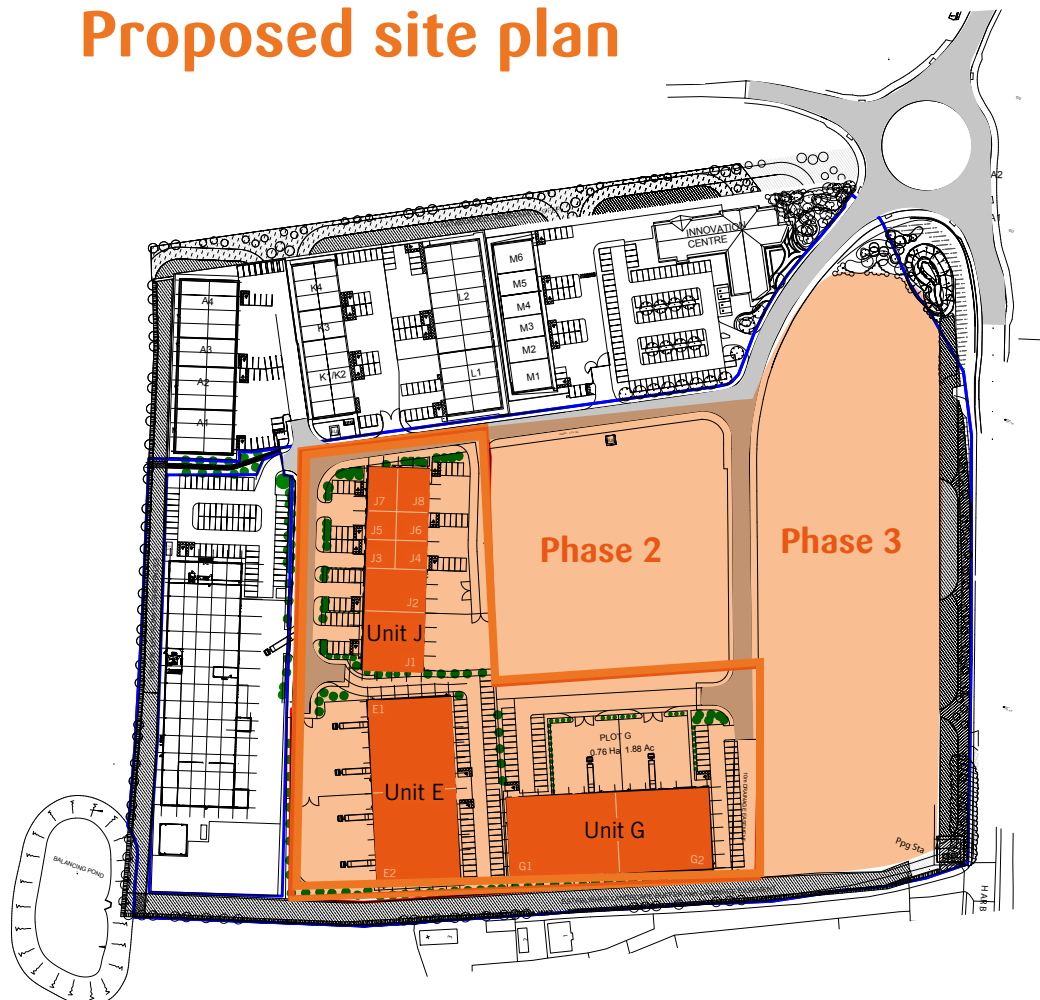
Rent

Upon application.

Lease terms

The properties are available on new full repairing and insuring lease terms.

Proposed site plan



Schedule of accommodation

Unit	sqm	sq ft
Unit E		
E1	1,302.3	14,014.7
E2	1,302.3	14,014.7
Unit G		
G1	1,520.3	16,364.4
G2	1,302.3	14,014.7
Unit J		
J1	588.5	6,334.5
J2	438.6	4,721.1
J3	143.8	1,547.9
J4	143.8	1,547.9
J5	143.8	1,547.9
J6	143.8	1,547.9
J7	218	2,346.5
J8	218	2,346.5



Further information

All enquiries via the sole agents - APB

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Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.