



Unit A1 Harrison Road, Airfield Business Park,
Market Harborough, Leics, LE16 7UL

FileNo/2026/AL

Unit A1 Harrison Road

Airfield Business Park, Market Harborough, Leics, LE16 7UL



Agreement

To Let



Detail

Industrial Warehouse



Rent

£45,630 pax



Size

434 sq m
(4,680 sq ft)



Location

Market Harborough,
LE16 7UL



Property ID

File No/2026/AL

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a modern end terrace industrial unit constructed by developers William Davis in 2012.

The unit is of steel portal frame construction with elevations of brick and profile cladding with cladding to the roof together with translucent roof lights. There is full height feature curtain wall glazing to the entrance providing natural light.

Internally the property is fitted with a reception and separate office, together with two wc's. The warehouse area is fitted with lighting. Loading is via an up and over loading door to the front elevation which measures 4m wide x 5m high and the property has an eaves height of 6.5m.

The warehouse is currently fully racked and the racking can be made available by separate negotiation.

Externally there are 8 car parking spaces to the front of the property.

The property is fitted with CCTV which can be left if required by separate negotiation.

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 this provides the following floor area:-

Area	m ²	ft ²
Total GIA	434	4,680

Services

We understand that all mains services are connected to the property including 3-phase electric, mains drainage and gas..

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 planning under Harborough District Council Ref. No. 12/O1108/FUL for B1 (now Class E), B2 and B8.

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Harborough District Council
Description: Warehouse and Premises
Rateable Value: £27,750
Period: 2026-2027

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

An EPC will be provided.

Tenure

The property is available to let on a new FRI lease for a term of years to be agreed.

Rent

£45,630 per annum exclusive

Service Charge

A service charge will be payable to cover the cost of the upkeep and maintenance of the common external area of the Business Park.

Further details from the agent.

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.

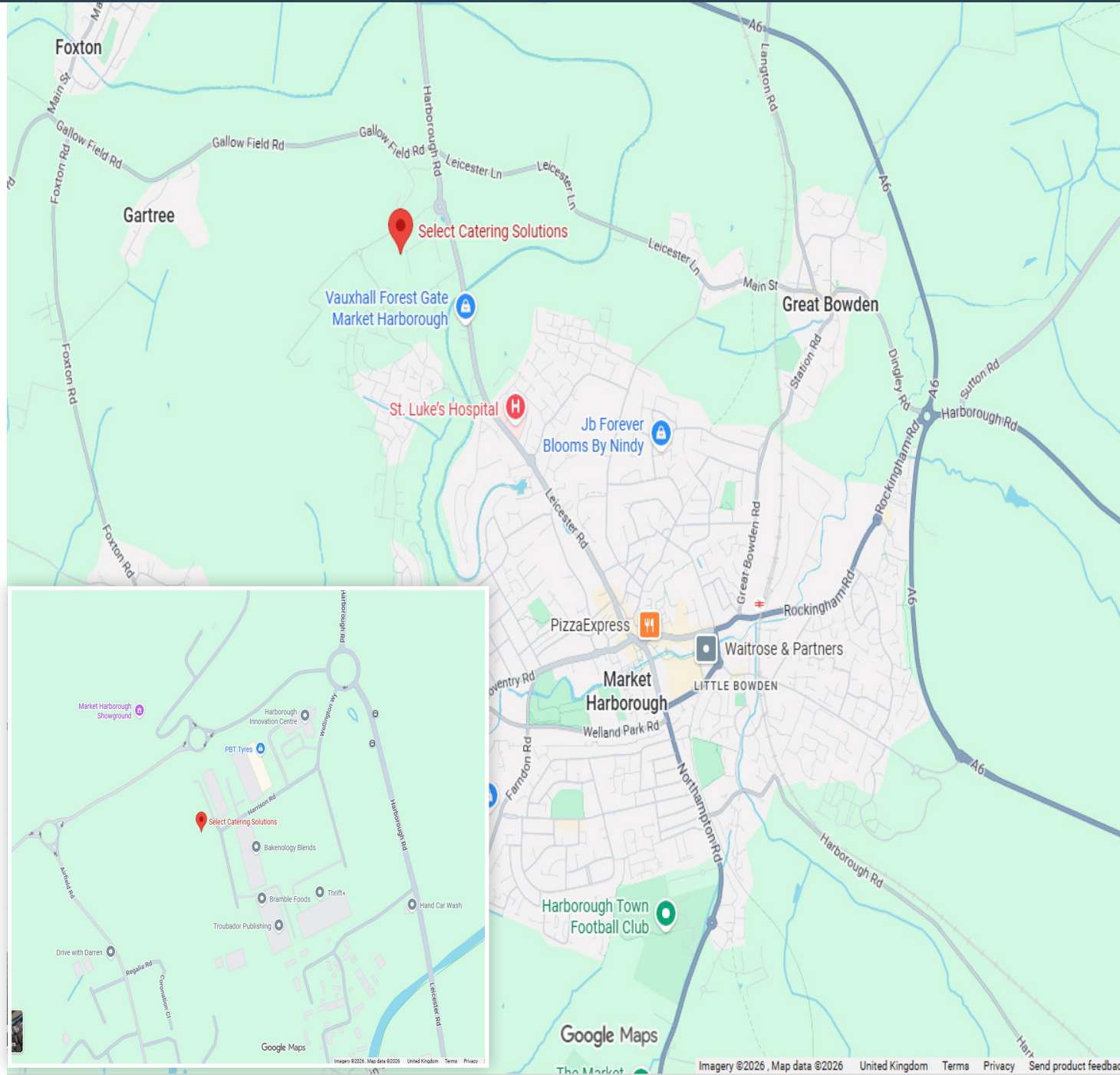
Location

Airfield Business Park is located on the B6047 Leicester Road to the North of Market Harborough town centre.

The Business Park provides good access to the motorway network via the A14 at its junction with the A508 at Kelmash and the A6 at Rothwell. The M1 (J20) lies 13 miles to the west of the town via the A4304.

Market Harborough has a mainline railway station providing twice hourly trains to London St Pancras International with a journey time of 1 hour.

The business park is well established and comprises approximately 40 separate industrial/warehouse units together with the Harborough Innovation Centre which houses a café meeting rooms and offices and a new Costa Coffee drive thru is now open and trading.





 Layers

