

INDUSTRIAL / WAREHOUSE UNIT WITH OFFICES

FOR SALE



**M3 Airfield Business Park, Harrison Road,
Market Harborough, Leics, LE16 7UL**

#FileNo/2025/AL

Eddisons

M3 Airfield Business Park

Harrison Road, Market Harborough, Leics, LE16 7UL



Agreement

For Sale



Detail

Industrial/Warehouse Unit with
Offices



Price

£325,000 + VAT



Size

151.62sqm (1,632 sq ft)
plus
mezzanine offices/storage
124.67sqm (1,342 sq ft)



Location

Market Harborough, LE16 7UL



Property ID

#FILENO/2025/AL

For Viewing & All Other Enquiries Please Contact:



AMANDA LAWRENCE

AssocRICS

Agency Surveyor

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Property

The property comprises a mid terrace industrial/warehouse unit constructed by William Davis in 2011.

The unit is constructed around a steel portal frame under a mono pitched roof. The external walls comprise a mixture of insulated profile steel cladding and facing brick together with cedar panelling and curtain wall glazing to the front.

The warehouse area benefits from a painted concrete floor, strip lighting and comfort cooling. The eaves height is a minimum of 4.5m with a maximum of 6m with the height underneath the first floor being approx. 2.922m. Loading is via a manually operated insulated roller shutter door and there are two WC's within the ground floor.

There is a reception area to the front of the unit with stairs leading to the first floor. The first floor comprises good quality, open plan fully fitted offices benefitting from suspended ceilings with LED lighting, comfort cooling, perimeter trunking, carpeting and plasterboard painted walls. A door from the offices leads out onto a further mezzanine storage area and tea point.

The property is alarmed.

Externally there are 5 dedicated car parking spaces immediately to the front of the unit.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice we calculate that it provides the following floor areas on a GIA (Gross Internal Area) basis:-

Area	m ²	ft ²
Ground Floor	151.62	1,632
First Floor Offices	73.76	794
First Floor Storage	50.91	548
Total	276.29	2,974

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Services

We understand that all mains services are connected including water/mains drainage/gas and electric.

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 benefits from planning for B1, B2, B8 uses.

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

Rates

Charging Authority: Harborough District Council
Description: Factory and Premises
Rateable Value: £16,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - 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 available on request.

Tenure

The property is available for sale with vacant possession on completion.

Price

£325,000 plus VAT

Service Charge

In addition to the rent a service charge will be payable to cover the upkeep and maintenance of the common external areas of the Business Park.

VAT

VAT is applicable to the purchase price.

Legal Costs

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

Anti-Money Laundering

Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

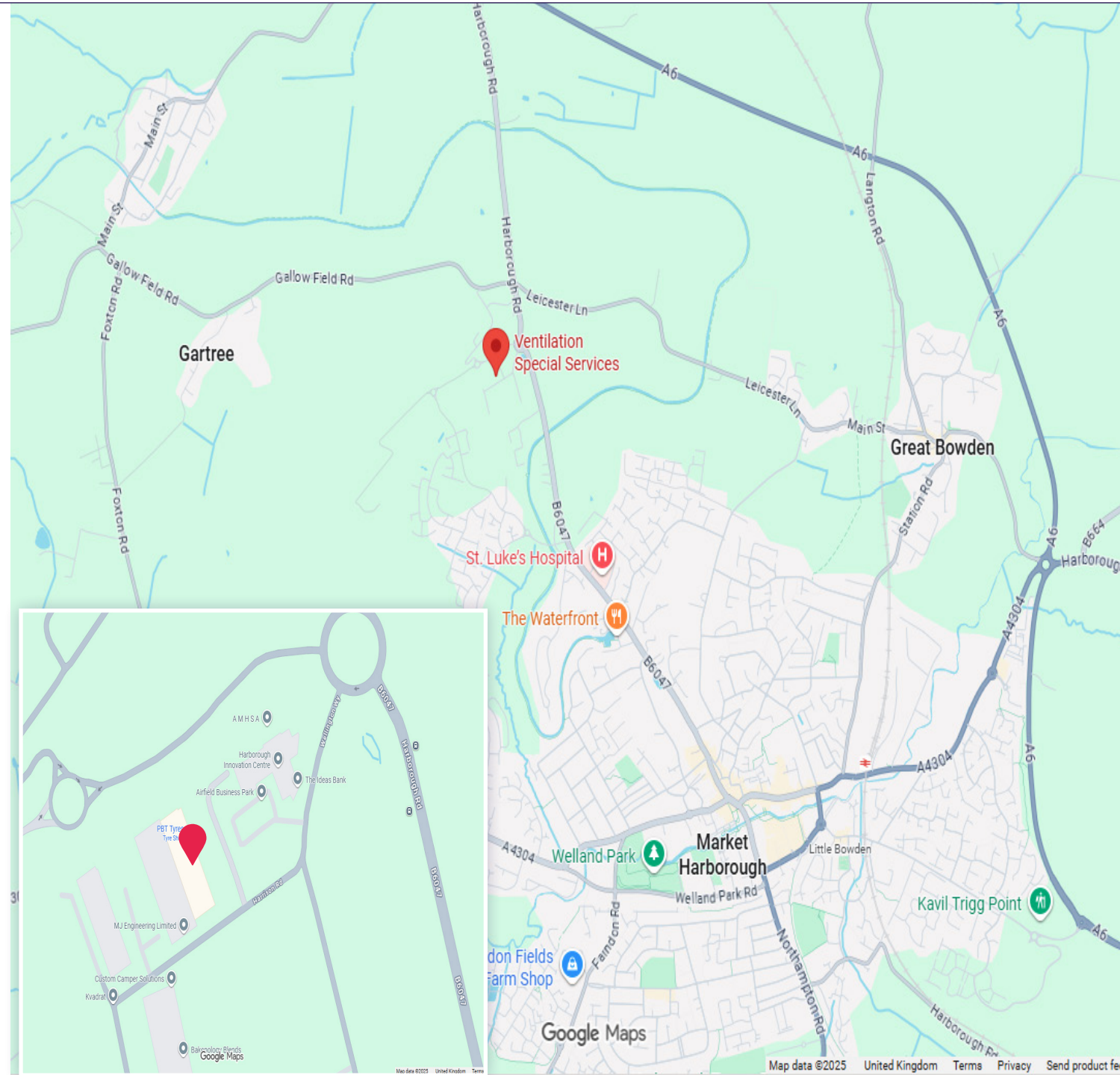
Location

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 now 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 under construction.



Market Harborough Showground

Harborough Innovation Centre

PBT Tyres

Carrara Coffee Roasters
Competitive trade discounts

Custom Camper Solutions

Thrift+

Google Maps

