

New Industrial/Warehouse Unit

To Let



Unit H5 Airfield Business Park, Market Harborough,
Leicestershire, LE16 7WB

FileNo/2026/AL



Unit H5, Airfield Business Park

Market Harborough, Leicestershire, LE16 7WB



Agreement

To Let



Detail

New Industrial/
Warehouse



Rent/Price

£26,554 pax



Size

224.26 sq m
(2,414 sq ft)



Location

Market Harborough
LE16 7WB



Property ID

FILENO/2026/AL

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a new end terrace industrial unit constructed by Britcon UK Limited on behalf of Leicestershire County Council.

The unit is of steel portal frame construction with insulated steel profile clad pitched roof with 10% triple skin roof lights. Elevations are of profile cladding with feature aluminium curtain wall double glazed entrance. Loading is via an electrically operated insulated sectional panel door to the front of the unit which measures approximately 4.1m wide by 5m high. The eaves height is 7m at the lowest point rising to 8.6m.

The property is fitted with a WC and lighting.

Externally there are 5 parking spaces to the front of the unit with the terrace sitting on a fenced site with security gates to the entrance of the car park.

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 it provides the following floor area:-

Area	m ²	ft ²
Total GIA	224.26	2,414

Services

Mains drainage and three phase electric are connected. PV Solar Panels are provided together with ducts for electric vehicle charging points

Town & Country Planning

We understand that the property has consent for B2, B8 and E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

The unit has not yet been assessed for business rates. Interested parties should contact Harborough District Council on 01858 828282 to check details.

Energy Performance Certificate

The property has an EPC rating of A+

Tenure

The property is immediately available to let on a new full repairing and insuring lease for a term of years to be agreed.

Rent/Price

£26.554 per annum exclusive

Service Charge

There will be a site wide service charge applicable for maintenance of the communal areas which the tenants will be responsible to contribute to. Further information from the agents.

VAT

VAT will be charged 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 includes offices a café and bookable meeting rooms. A new Costa Coffee drive thru is also now open.







