



3 Sutton Court, Bath Street,
Market Harborough, Leics, LE16 9EQ

FileNo/2026/AL

3 Sutton Court

Bath Street, Market Harborough, Leics, LE16 9EQ



Agreement

To Let



Detail

Light Industrial Unit



Rent

£12,500 pax



Size

104.76 sq m
(1,127 sq ft)
Mezzanine - 75.59 sq m
(813 sq ft)



Location

Market Harborough,
LE16 9EQ



Property ID

File No/2026/AL

For Viewing & All Other Enquiries Please Contact:



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Agency Surveyor

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Property

The premises are of steel portal frame construction with external brickwork elevations to approximately 2m high with profiled metal cladding pitched roof above.

The warehouse area has a concrete floor, fluorescent strip lighting and a roller shutter loading door. There is a kitchenette and single wc to the rear of the unit. A personnel door to the front of the unit leads into a reception area with offices behind. The offices benefit from gas fired radiators, perimeter trunking, carpeting and Cat 2 lighting.

Stairs to the rear of the unit lead up to a fully boarded mezzanine area which provides further storage.

The unit is fitted with solar panels on the roof which the agents are advised have a benefit of reducing the electricity costs.

To the front of the unit there are 3 allocated car parking spaces.

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
Ground Floor	104.76	1,127
Mezzanine	75.59	813
Total	180.35	1,940

Services

We understand that mains water, electricity 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

We understand that the property has planning for Class E Light Industrial Use 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

Charging Authority: Harborough District Council
Description: Workshop and Premises
Rateable Value: £6,000
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

The property has an EPC rating of B/48.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£12,500 per annum exclusive

Service Charge

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

VAT

VAT may 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

Sutton Court is situated off Bath Street in Market Harborough, located to the South of the town centre. Bath Street is a predominantly residential area with Sutton Court being one of two small courtyard developments.

Market Harborough enjoys excellent road links with J3 of the A14 being approximately 4 miles to the South. The A14 in turn gives direct access to the M1/M6 interchange to the East and M11 to the West.

