



Unit A3 Harrison Road, Airfield Business Park, Market Harborough,
Leicestershire, LE16 7UL

#AL/2025C



BTG
Eddisons

UNIT A3 HARRISON ROAD

AIRFIELD BUSINESS PARK, MARKET HARBOROUGH, LEICESTERSHIRE, LE16 7UL



Agreement

To Let



Detail

Industrial/Warehouse



Rent/Price

£36,000 pax



Size

273.98 sq m (2,949 sq ft)
plus first floor offices of 68.93 sq m
(742 sq ft)



Location

Market Harborough, LE16



Property ID

#AL/2025C

For Viewing & All Other Enquiries Please Contact:



AMANDA LAWRENCE
AssocRICS
Surveyor

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Property

The property comprises a modern mid 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 large reception currently used a showroom and meeting space and being fitted with carpets and LED lighting with stairs leading to the first floor which provides a large open plan office and separate meeting room.

The warehouse area is fitted with lighting and a Powermatic gas blower heater together with WC's and T Point. Loading is via up and over loading door to the front elevation.

Externally there are 7 car parking spaces to the front of the property.

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 it provides the following floor areas:

Area	m ²	ft ²
Ground Floor Warehouse/Office and Ancillary	273.98	2,949
First Floor Offices	68.93	742
Total GIA	342.91	3,691

Energy Performance Certificate

An EPC will be provided.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations 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 Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Services

We understand that all main services are connected to the property including three phase electrics, 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 and has planning under Harborough District Council reference number 12/01108/FUL for B1 (now Class E), B2 and B8 uses.

Interested parties should make their own enquiries as to their intended use.

Rates

Charging Authority: Harborough District Council
Description: Warehouse and Premises
Rateable Value: £25,500
Term: 2026/2027

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

Tenure

The property is available to let on a new FRI lease for a term of years to be agreed at a rental of £36,000 per annum exclusive.

Service Charge

A service charge will be payable to cover the cost of the upkeep and maintenance of the common external areas of the business park.

VAT

All figures quoted are exclusive of VAT which the Landlord may have a duty or wish to impose.

Legal Costs

Each party is to be responsible for their own legal costs incurred.

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.

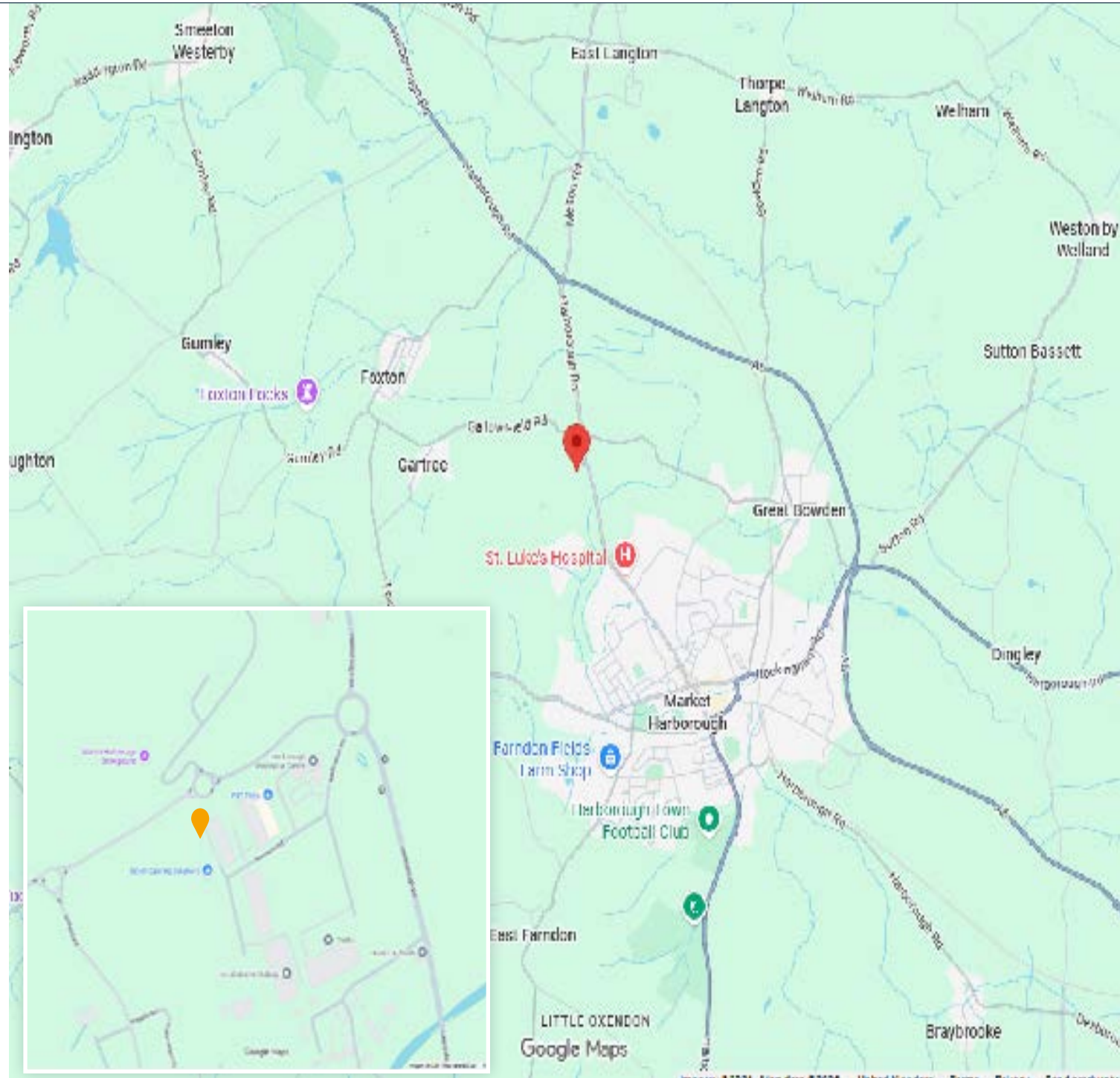
Location

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 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.





Ward Primary
Schools

Hillcrest
Primary School

Ward Primary
Schools

1km

Google Maps

