

FOR SALE / MAY LET

MODERN INDUSTRIAL / WAREHOUSE FACILITY

Unit 2 | Great Bowden Road | Market Harborough | Leicestershire | LE16 7DE

BERRYS



92,617 sq ft (8,604 sq m)

KEY FEATURES:



Total floor area:
92,617 sq ft



Warehouse accommodation:
83,761 sq ft



Office accommodation:
(included within total floor area)



Clear internal eaves height:
approx. 6 metres



Established commercial location



Good access to A6, A14 & M1 corridor



Secure self-contained site



Loading access and yard area



Suitable for a range of industrial, storage and distribution uses (STP)



On-site office accommodation



Car parking provisions



LOCATION

Market Harborough is a well-established market town in Leicestershire, strategically positioned within the East Midlands distribution corridor.

The property benefits from excellent connectivity, situated close to the A6, providing direct access to Leicester to the north and Kettering to the south. The A14 is readily accessible, linking to the M1, M6, and A1(M), offering efficient nationwide distribution links.

Market Harborough railway station provides regular mainline services to Leicester, Nottingham, and London St Pancras International, enhancing accessibility for staff and business operations.

The surrounding area comprises a mix of industrial, warehouse, and commercial occupiers, making it a proven location for logistics and manufacturing businesses.



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| 11 | | 12 | | 13 | | 14 | | 15 | |
| 16 | | 17 | | 18 | | 19 | | 20 | |



PROPERTY DESCRIPTION

The property comprises a substantial detached industrial / warehouse facility set within a secure self-contained site.

The warehouse space extends to approximately 92,617 sq ft, providing largely open-plan accommodation suitable for storage, manufacturing, or distribution operations. The unit benefits from a clear internal eaves height of approximately 6 metres, allowing for efficient racking and operational flexibility.

Integral office accommodation is provided, offering administrative and welfare facilities arranged to support business operations. The layout is adaptable to suit occupier requirements.

Externally, the property includes a yard area suitable for loading and circulation, alongside allocated car parking for staff and visitors. Access to the site is secure and suitable for commercial vehicles.

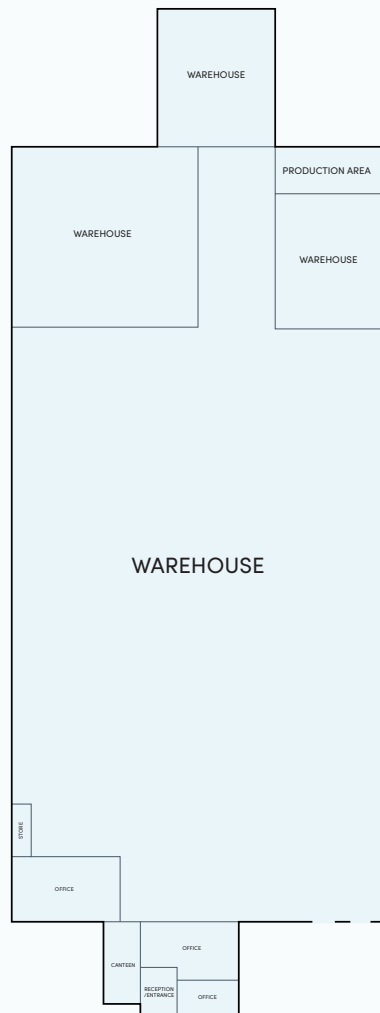




ACCOMMODATION

DESCRIPTION	SQ FT	SQ M
Warehouse	83,761	7,782
Offices	8,856	822
Total GIA	92,617	8,604

(All areas are approximate and measured on a Gross Internal Area basis.)



SPECIFICATION



Steel portal frame construction



Profile metal clad elevations



Concrete floor



6m clear internal eaves height



Roller shutter / loading access



Office accommodation with ancillary facilities



Lighting throughout



Secure site access

PRICE

We are instructed to seek offers of **£6,500,000** exclusive of VAT and subject to contract. A purchase at this level reflects a low capital value of £70 per sq ft, well below replacement cost.

USE

The property is suitable for a variety of uses including:

- Industrial / manufacturing
- Storage & distribution

TENURE

Available For Sale/May Let on terms to be agreed.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

EPC

B.

SERVICES

We understand that mains electricity, water, gas and drainage are connected to the property. Services have not been tested by the agent.

AML

Any potential purchaser will be required to share relevant information to comply with anti-money laundering checks.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through the sole agent:

CAMERON FRAZER

cameron.frazer@berrysuk.com
07710 965 302

TOM HARRIS

tom.harris@berrysuk.com
07747 567 910

BERRYS

Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice.
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