



Unit G1, Airfield Business Park, Wellington Way,
Market Harborough, Leics, LE16 7WB

FileNo/2026/AL

Unit G1 Airfield Business Park

Wellington Way, Market Harborough, Leics, LE16 7WB



Agreement

To Let



Detail

Industrial Warehouse



Rent

£165,250 pax



Size

16,525 sq ft
(1,535.29 sqm)



Location

Market Harborough,
LE16 7WB



Property ID

FILENO/2026/AL

For Viewing & All Other Enquiries Please Contact:



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Property

The property is a semi-detached industrial / warehouse unit which is available either separately or in combination with G2 next door.

The unit is of steel portal frame construction with insulated steel profile clad roof with 10% triple skin roof lights. Elevations are of profile cladding with feature aluminium curtain wall double glazed entrances.

The unit is fitted with male and female wc's and lighting and has a clear span with an eaves height of 8m. There are two electrically operated insulated sectional panel loading doors to the front.

Externally there is dedicated parking and large loading yard area to the front which is fenced and gated..

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
Unit G1	1,535.29	16,525

Energy Performance Certificate

Unit G1 has an EPC rating of A/24

Services

We understand that all mains services are available to include mains drainage, electric (including three phase) and a capped off gas supply.

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 the property has planning for Class E (Industrial), B2 and B8 uses 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: Warehouse and Premises

Rateable Value:
The unit is currently jointly assessed with G2 at a rateable value of £147,000.
If the units are let separately, they will need to be re-assessed.

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.

Tenure

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

Rent

Unit G1 – £165,250 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

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.



Unit G1 – [///promoting.iterative.clipboard](#)





