



Unit 2 St Marys Business Park, Albany Road
Market Harborough, LE16 7EB

FileNo/2026/AL

Unit 2 St Marys Business Park

Albany Road, Market Harborough, Leicestershire, LE16 7EB



Agreement

To Let



Detail

Industrial / Warehouse



Rent/Price

£24,765 pax



Size

306.80sq m
(3,302 sq ft)



Location

Market Harborough,
LE16 7EB



Property ID

FILENO/2026/AL

For Viewing & All Other Enquiries Please Contact:



Amanda Lawrence

AssocRICS

Senior Surveyor

T: 01536 483400

M: 07814 739051

E: amanda.lawrence@eddisons.com

Property

The property comprises two adjacent industrial/warehouse units of brick construction under a metal truss roof with insulated profile cladding above.

Unit 2 comprises a mid-terraced industrial/warehouse unit of brick construction beneath a metal truss roof with insulated profile cladding above. Loading access is provided via a manual roller shutter door to the side elevation measuring approximately 3.050m wide x 3.353m high.

The unit benefits from heating by ceiling-mounted Powrmatic gas blower heaters together with fluorescent strip lighting throughout. Male and female WC facilities and ancillary office accommodation are provided to the front of the unit, together with a number of partitioned works offices.

Unit 2 is available individually or can be combined with the adjoining Unit 3 to provide a total floor area of 725.75 sq m (7,811 sq ft) at a combined rent of £58,583 per annum exclusive.

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 that it provides the following floor area:-

Area	m ²	ft ²
Unit 2 Total GIA	306.80	3,302

Services

We understand that gas, electric and mains drainage 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 the unit has planning for B1/B2 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 Unit 2: £13,250
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 Unit 2 is D / 89

Tenure

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

Rent

£24,765 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

St Marys Business Park is located just off Great Bowden Road close to its junction with Fernie Road. There is also separate access off Connaught Road through Albany Road.

The mainline railway station is located just over the road from the property with twice hourly trains to London St Pancras International.

Access to the motorway network is provided by the A6 bypass to the A14 junction at Rothwell. The A14 in turn links with the A1/M1 to the East and M1/M6 to the West.



[///successes.flood.poetry](https://www.what3words.com/successes.flood.poetry)



