



Unit A Welland Court, Riverside Industrial Estate, Market Harborough,
Leicestershire, LE16 7PT

FileNo/2026/AL

Unit A Welland Court

Riverside Industrial Estate, Market Harborough, Leicestershire, LE16 7PT



Agreement

For Sale



Detail

Industrial/Warehouse
Unit



Rent/Price

£295,000 + vat



Size

221.39 sq m
(2,389 sq ft)



Location

Market Harborough,
LE16 7PT



Property ID

FILENO/2026/AL

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises an end terrace industrial unit of steel portal frame construction with insulated profile sheeting to walls and roof with translucent roof lights.

There is part full-height glazing to the front and side of the unit.

Internally the property has a clear span with two storey offices to the rear elevation together with a single WC and tea point.

The warehouse is fitted with ceiling-mounted Powmatic gas heater, lighting and three-phase electrics.

Loading is via a roller shutter door to the front which measures 2.9m wide x 4.2m high.

The first floor offices are fitted with carpeting, strip lighting, electric heaters and part air-conditioning.

Externally there are 4 car parking spaces to the front and side.

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
Ground Floor	182.37	1,963
Mezzanine Offices	39.56	426
Total GIA	221.93	2,389

Services

We understand that gas, water and 3-phase electric 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

The property has most recently been used for light industrial and distribution uses.

Interested parties are advised to make their own investigations to the Local Planning Authority with regards to their proposed use.

Rates

Charging Authority: Harborough District Council
Description: Workshop and Premises
Rateable Value: The property is currently jointly assessed with several neighbouring properties and will need to be re-assessed upon completion.

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 E / 113

Tenure

The property is available **For Sale** with vacant possession on completion.

Price

£295,000 plus VAT

Service Charge

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

VAT

VAT will be charged 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

The property is located on Welland Court on the Riverside Industrial Estate.

The Riverside Industrial Estate is accessed from the A4304 Rockingham Road being one of the main arterial roads into the town centre. Rockingham Road links with A6 bypass which provides direct access to the A14 at junction 6 at Rothwell and on to the M1/M6 interchange to the west and to Huntingdon and the east coast ports of Felixstowe and Harwich to the east.

The Midland Mainline train station is just 0.4 miles along Rockingham Road and provides regular services to London St Pancras International with a journey time of just under 1 hour.

Market Harborough is an affluent market town with a population of approximately 24,000 and sits on the Leicestershire and Northamptonshire border.

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