

ANOTHER DEVELOPMENT BY



WELLINGTON

BUSINESS PARK

HARBOROUGH ROAD • MARKET HARBOROUGH • LEICESTERSHIRE • LE16 7QX

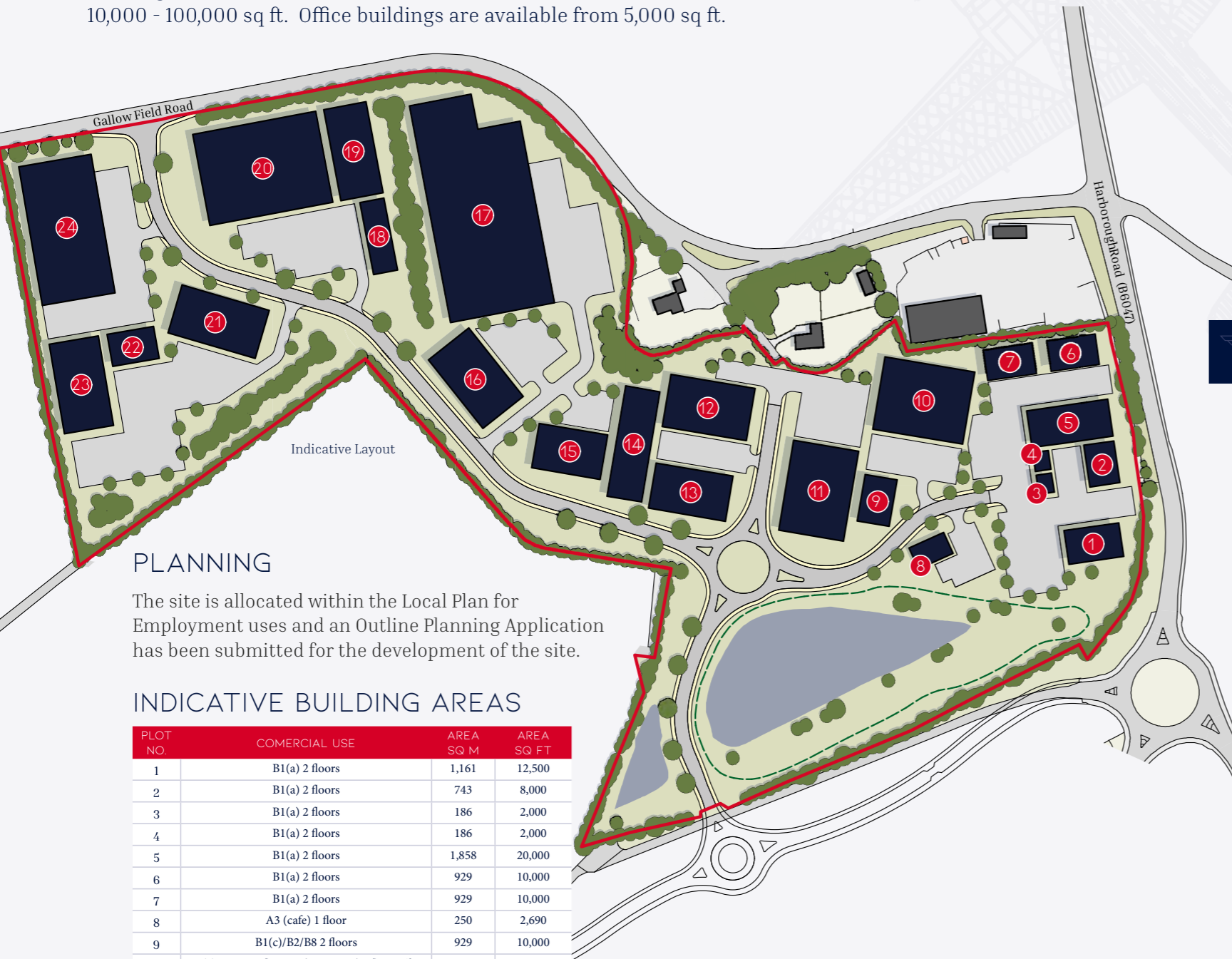
www.wellington-bp.co.uk

A 25 ACRE (10.11 HECTARE)
PRIME BUSINESS PARK DEVELOPMENT
IN AN ESTABLISHED EMPLOYMENT LOCATION

- Industrial / Warehouse Buildings from 10,000 sq ft up to 100,000 sq ft
- Offices from 5,000 sq ft
- Other Commercial Uses potentially available (stp)
- Buildings Available on both a Leasehold and Freehold basis

Wellington Business Park comprises a 25-acre (10.11 ha) development that will provide a total of up to 500,000 sq ft of much needed employment space.

Buildings will be available on a Build to Suit basis with Industrial / Warehouse units available from 10,000 - 100,000 sq ft. Office buildings are available from 5,000 sq ft.



PLANNING

The site is allocated within the Local Plan for Employment uses and an Outline Planning Application has been submitted for the development of the site.

INDICATIVE BUILDING AREAS

PLOT NO.	COMERCIAL USE	AREA SQ M	AREA SQ FT
1	B1(a) 2 floors	1,161	12,500
2	B1(a) 2 floors	743	8,000
3	B1(a) 2 floors	186	2,000
4	B1(a) 2 floors	186	2,000
5	B1(a) 2 floors	1,858	20,000
6	B1(a) 2 floors	929	10,000
7	B1(a) 2 floors	929	10,000
8	A3 (cafe) 1 floor	250	2,690
9	B1(c)/B2/B8 2 floors	929	10,000
10	B1(c)/B2/B8 1 floor with potential 2 floor office	2,248	24,200
11	B1(c)/B2/B8 2 floors	3,716	40,000
12	B1(c)/B2/B8 1 floor with potential 2 floor office	1,533	16,500
13	B1(c)/B2/B8 1 floor with potential 2 floor office	2,230	24,000
14	B1(c)/B2/B8 1 floor with potential 2 floor office	1,329	14,300
15	B1(c)/B2/B8 1 floor with potential 2 floor office	1,022	11,000
16	B1(c)/B2/B8 1 floor with potential 2 floor office	1,533	16,500
17	B1(c)/B2/B8 1 floor with potential 2 floor office	7,432	80,000
18	B1(c)/B2/B8 1 floor with potential 2 floor office	613	6,600
19	B1(c)/B2/B8 1 floor with potential 2 floor office	1,329	14,300
20	B1(c)/B2/B8 1 floor with potential 2 floor office	3,934	42,350
21	B1(c)/B2/B8 1 floor with potential 2 floor office	1,533	16,500
22	B1(c)/B2/B8 1 floor with potential 2 floor office	511	5,500
23	B1(c)/B2/B8 1 floor with potential 2 floor office	1,533	16,500
24	B1(c)/B2/B8 1 floor with potential 2 floor office	3,577	38,500
TOTAL		41,243	443,940

Please note that Use classes B1 and A3 are now referred to as Use Class E.

THE BUILDINGS

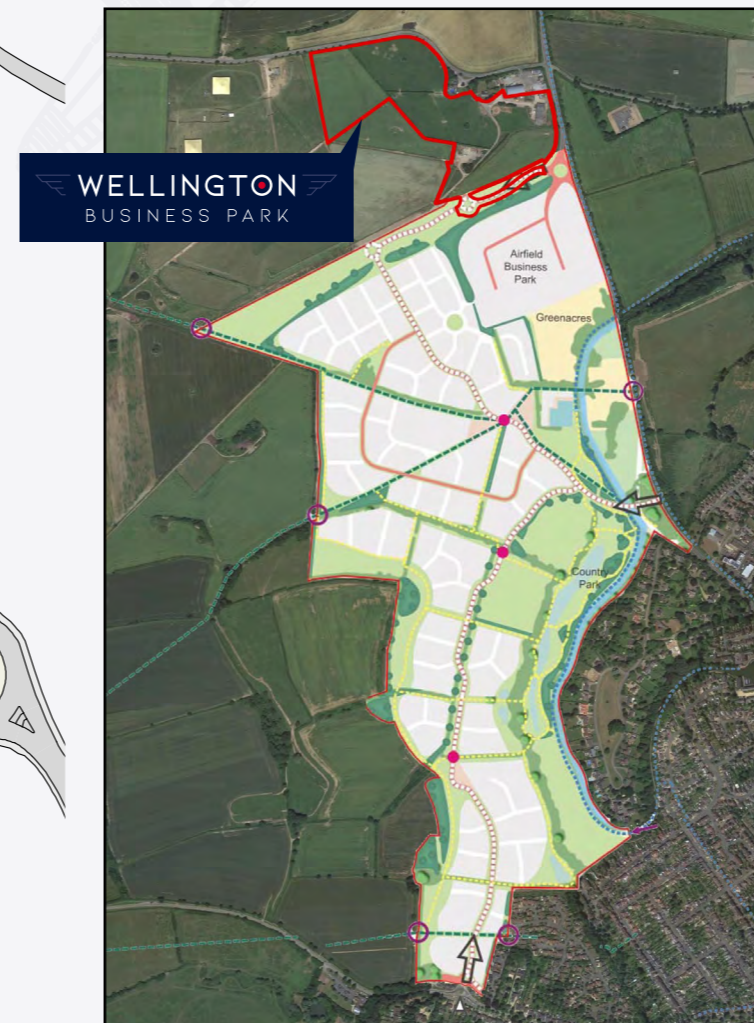
Buildings are available on a Build to Suit basis and where possible can be constructed to meet occupiers' specific size and occupational requirements. It is intended that the buildings will be constructed to meet Institutional standards and to be energy efficient.

THE HISTORY

This site was previously utilised as a RAF Station, Market Harborough which opened in 1943 with its main tenant being the Wellington Bombers of No. 14 Operational Training Unit of RAF Bomber Command. In addition, the Station hosted No. 1683 (Bomber) Defence Training Flight from February 1944 operating Hawker Hurricanes and Curtiss Tomahawks. Flying operations ceased from the site on 18th August, 1945, following which the Station was placed on care & maintenance before being transferred to the British Army in 1948, becoming 72 Brigade Vehicle Depot. The army left the Station in the late 1950s and has been used for agricultural purposes since that time.



WELLINGTON BUSINESS PARK IN CONTEXT



Wellington Business Park sits to the North of the Market Harborough Strategic Development Area (see indicative masterplan) to the North West of Market Harborough. The Strategic Development Area masterplan includes for 1,500 dwellings, marina development, primary school, local centres, country park with sustainable connections into the town centre. Development of the 1,500 dwellings and associated infrastructure is well progressed and forecast to be fully complete around 2026.



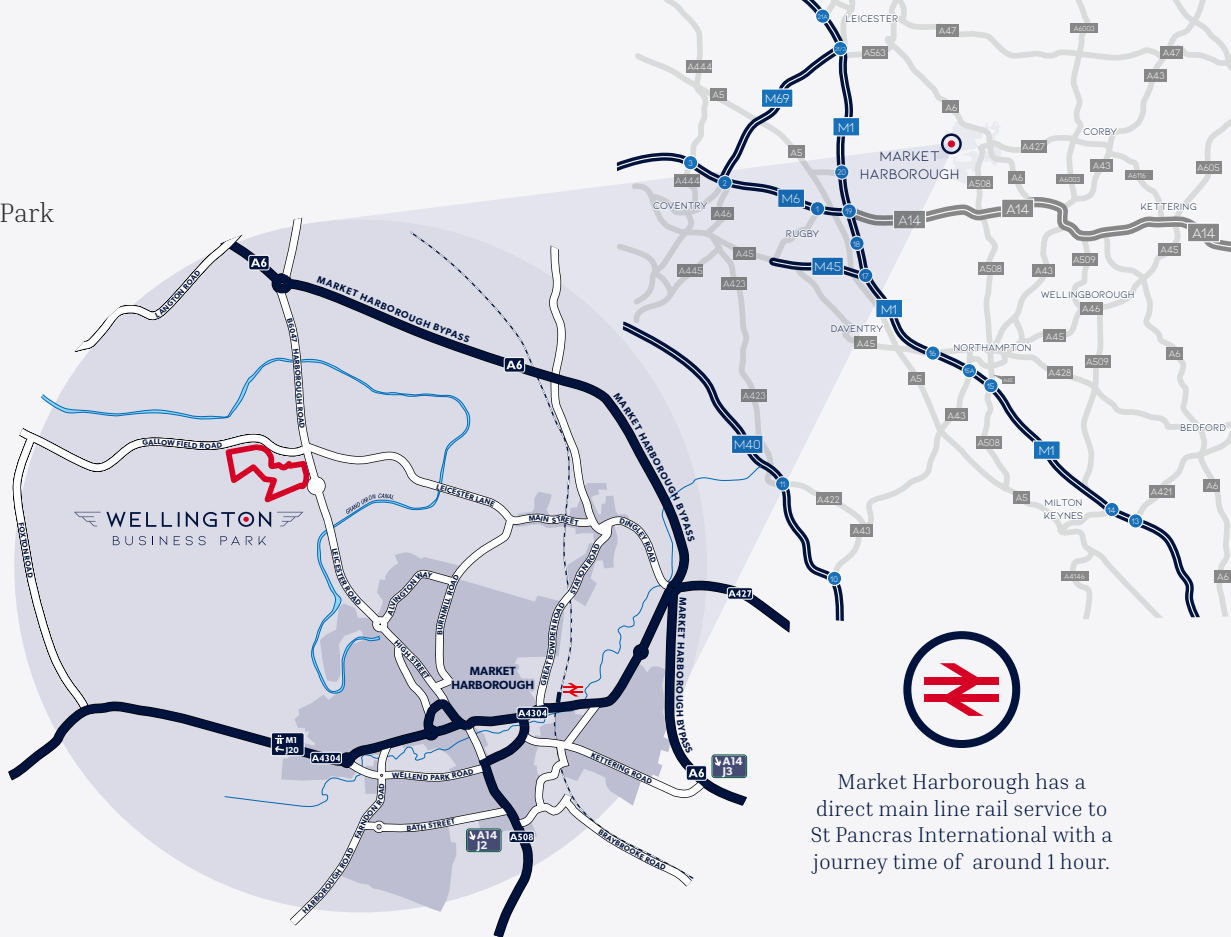
As a guide the industrial / warehouse buildings will generally comprise the following specification:

- Minimum eaves height of between 8.0m and 12.5m
- A mixture of level access and dock loading doors (docks on larger units)
- Self contained and secure yard areas
- Generous allocated car parking
- Office accommodation to meet occupiers' requirements
- 50kn per m sq floor loading
- Designed to be energy efficient
- All mains services to be connected

LOCATION

Wellington Business Park is located on the North Side of Market Harborough town centre and offers excellent access to the A6 trunk road and motorway network via the A14 connecting the M1, M6 and M11.

[CLICK TO VIEW GOOGLE MAPS](#)



Market Harborough has a direct main line rail service to St Pancras International with a journey time of around 1 hour.

THE OPPORTUNITY

Wellington Business Park offers the opportunity for new build industrial / warehouse units, offices and other commercial uses to be constructed on a built to suit basis on both a leasehold and freehold basis. Alternatively, consideration may be given to sale of individual parcels of land with details available on application.



FURTHER INFORMATION

For further information with regards to this exciting site please contact sole agents: -

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