



D2 Welland Business Park, Valley Way

Market Harborough, Leics

LE16 7PS

2025/AL

**Eddisons**

# D2 Welland Business Park

Valley Way, Market Harborough, Leics, LE16 7PS



Agreement

To Let



Detail

Industrial Warehouse /  
Trade Counter



Rent/Price

£40,000pax



Size

481.13 sq m (5,179 sq ft)



Location

Market Harborough, LE16 7PS



Property ID

2025/AL

For Viewing & All Other Enquiries Please Contact:



Amanda Lawrence  
AssocRICS

Agency Surveyor

[amanda.lawrence@eddisons.com](mailto:amanda.lawrence@eddisons.com)

07814 739051

01536 483400

## Property

The unit is of concrete portal frame construction, with composite insulated cladding to the roof and external walls, together with aluminium powder coated double glazed curtain walling to the front.

Internally the unit is fitted as a showroom to the front, having suspended ceilings, LED lighting, comfort cooling and Karndean flooring. Double doors to the rear of the showroom lead through into the warehouse area which is fitted with lighting, heating, painted blockwork walls and an electrically operated roller shutter door.

A staff kitchen is also provided off the warehouse area with both male and female wc's provided to the front of the unit.

The property is fitted with an alarm and externally there are 5 car parking spaces.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Showroom Area	193.64	2084
Warehouse	287.54	3095
Total	481.18	5179

## Energy Performance Certificate

The property has an EPC Rating of D (90)

## Services

We understand that mains gas, water, electricity and drainage supplies are available and 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 unit has planning for Class E, B2 and B8 with trade counter provision under Planning Reference 16-00920-FUL on the Harborough District Council Planning Register.

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

Charging Authority: Harborough District Council  
Description: Factory and Premises  
Rateable Value: £31,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - 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/Price

£40,000 per annum exclusive

## Service Charge

In addition to the rent, there will be a variable service charge applicable 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 [purchasers/tenants] prior to instruction of solicitors.

## Location

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Welland Business Park is located on the A3404 Rockingham Road, less than 1 mile East of Market Harborough town centre.

The town offers excellent access to the motorway network, with J3 of the A14 being approximately 5 miles to the South via the A6 bypass. The A14 in turn gives access to the M1/M6 interchange in the East and M11 to the West.

Market Harborough railway station is less than 5 minutes walk from the property, with twice hourly direct services to London St Pancras International.





