

INDUSTRIAL / WAREHOUSE / TRADE COUNTER UNIT

TO LET



**D1A Welland Business Park, Valley Way, Rockingham Road,
Market Harborough, Leics, LE16 7PS**

#FileNo/2025AL

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D1A Welland Business Park

Valley Way, Rockingham Road, Market Harborough, Leics, LE16 7PS



Agreement

To Let



Detail

Industrial / Warehouse /
Trade Counter Unit



Rent

£23,000pa + VAT



Size

206.99 sq m (2,228 sq ft)



Location

Market Harborough, LE16 7PS



Property ID

#FILENO/2025AL

For Viewing & All Other Enquiries Please Contact:



AMANDA LAWRENCE

AssocRICS

Agency Surveyor

amanda.lawrence@eddisons.com

07814 739051

01536 483400

Property

The property comprises a single storey industrial / warehouse / trade counter unit which has recently been fully refurbished both internally and externally to include new roof, new cladding, new curtain wall glazing and new roller shutter door.

Internally the unit has a clear span and is fitted with one wc and a tea point, together with an electronically operated roller shutter door.

Externally the property benefits from four car parking spaces immediately to the front and to the side there is a small area which could be fenced off to create a small self-contained outdoor storage area.

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 ² | ft ² |
|-----------|----------------|-----------------|
| Total GIA | 206.99 | 2,228 |

Energy Performance Certificate

An EPC will be provided.

Tenure

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

Services

We understand that mains water, gas, 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 property has consent for B2 and B8 with Trade Counter provision uses of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020) under planning application 21/02252/FUL.

Interested parties are advised to make their own investigations to the Local Planning Authority, as to their intended use.

Rates

Charging Authority: Harborough District Council

The property has not yet been re-assessed following the refurbishment and interested parties are therefore advised to make their own enquires to Harborough District Council directly.

Rent

£23,000 per annum plus VAT

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development. In addition to the service charge there is also a sinking fund and an estate management fee.

The approximate charges for which are as follows:-

Service Charge - 0.15p / sq ft

Sinking Fund - 0.05p / sq ft

Estate Management Fee - 5% of the annual rent

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

Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

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 in the west.

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

Welland Business Park itself comprises a mixture of industrial / warehouse / trade counter units together with some retail units to the front of the Business Park and offices.





