



**FOR SALE**

£1,575,000 Asking price

UNIT L2-L4, AIRFIELD BUSINESS PARK  
MARKET HARBOROUGH | LE16 7UL

- Freehold Industrial Unit with Vacant Possession
- GIA 11,270 sq.ft
- Three Roller Shutter Doors
- Parking and Loading Bay to Front

## LOCATION

The Property is located on Airfield Business Park situated to the north of Market Harborough. Market Harborough is approximately 14 miles to the East of J20 of the M1 at Lutterworth and one mile North of J1 of the A14.

The nearest train station is Market Harborough and travel to London St Pancras is approximately one hour. There is good access to local amenities and public transport.

## DESCRIPTION

The semi-detached Property is a portal-framed industrial warehouse constructed in the early 2000s. The Property has brick elevations under a pitched and profile clad roof with 10% translucent roof panels.

Fenestration is double-glazed powder-coated aluminium. There are three roller shutter doors.

Internally, the Property is open-plan but the design is three separate units in a terraced arrangement.

Parking and loading facilities are available at the front of the Property.

## ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

The GIA is 11,270 sq ft (1,047 sq m).

## SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of the Business Park.

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2026 Rateable Value of £54,000. Interested parties are advised to speak with the Local District Council for further information.

## EPC

The Property is currently being assessed for EPC and the certificate will be available in due course.

## TERMS

The Property is available Freehold with Vacant Possession, at a guide price of £1,575,000.

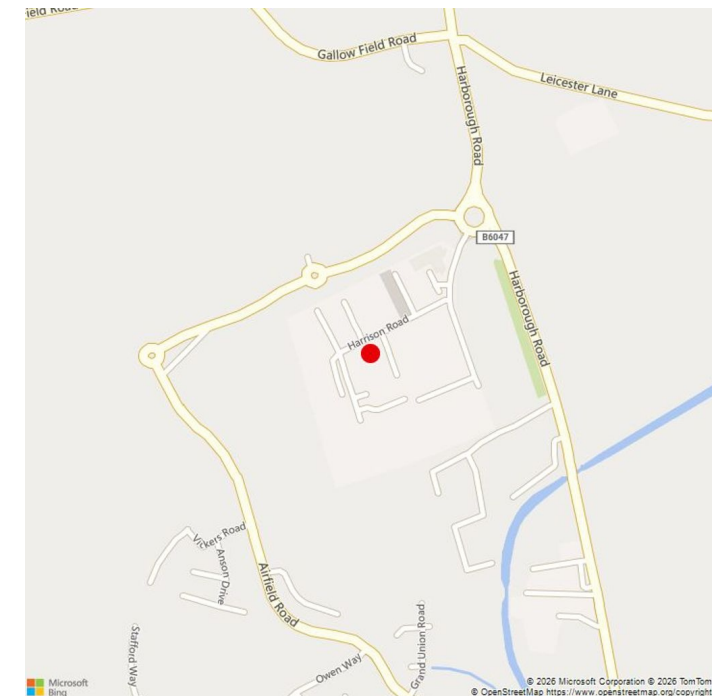
Each Party to bear their own legal costs.

## VAT

The Property is opted to tax and therefore VAT will be applicable to the purchase price.

## OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





#### SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

