



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



**FOR SALE**

£345,000 Asking price

UNIT M4, AIRFIELD BUSINESS PARK  
MARKET HARBOROUGH | LE16 7UL

- Roller Shutter Door
- Ample Parking
- What3Words [ranger.cyber.headrest](https://www.what3words.com/ranger.cyber.headrest)

## 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 industrial building is a portal-frame building with roller shutter and concrete loading apron. The warehouse has a clear span internal layout featuring approximately 5.84 metres increasing to 7.29 meter eaves height at the front elevation.

The two-storey office section is air-conditioned with a suspended ceiling, CAT II fluorescent lighting and double glazing to the front elevation.

## 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 2,086 sq.ft. (194 sq.m).

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2026 Rateable Value of £16,000. Interested parties are advised to speak with the Local District Council for further information.

## EPC

The Property has an EPC of C. A Copy of the certificate is available upon request.

## TERMS

The Property is currently let on a Tenancy at Will. The Property was previously occupied by the same tenant on a six year lease which expired on 4th February 2026. Vacant possession will be made available for owner occupation, if required.

## VAT

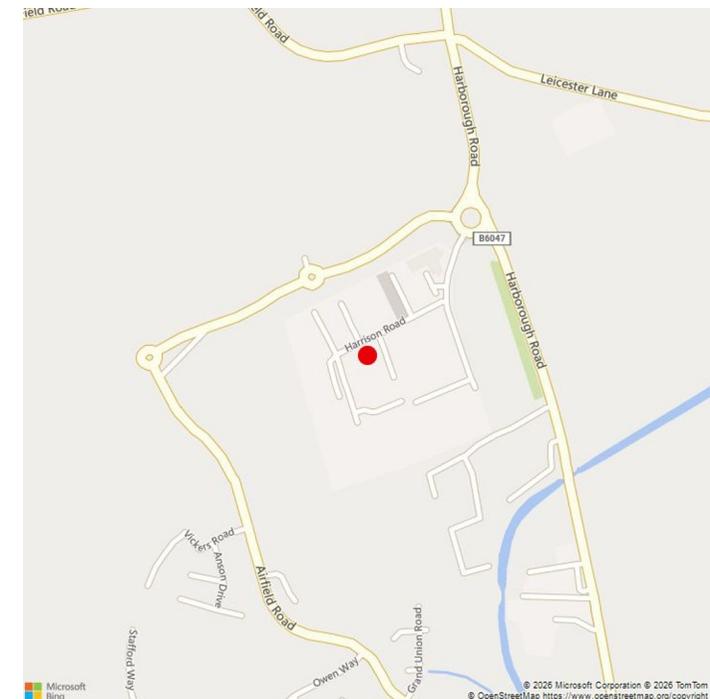
The Property is opted to tax and therefore VAT will be applicable to the purchase price.

## LEGAL COSTS

Each Party to bear their own legal costs.

## 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:**

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