



# Airfield Business Park

HARRISON ROAD, MARKET HARBOROUGH, LE16 7WB

## TO LET

### Final Phase

Unit sizes extend from **1,500** sq.ft. to **13,864** sq.ft or larger if combined.

[leicestershire.gov.uk/airfield](http://leicestershire.gov.uk/airfield)

A development by



**Building** Business. **Boosting** Communities.



## The development

Airfield Business Park is an established Industrial location which has already over 206,000 sq.ft. of industrial space alongside the Harborough Innovation Centre. The scheme is based on the northern edge of Market Harborough with excellent road access to the A6 Trunk Road and M1 connection at Junction 20 (Lutterworth). The mainline rail connection give access to London in under 1 hour.

Leicestershire County Council has recently developed 5.42 acres with over 80,000 sq.ft. in 12 units and are now bringing forwards the remaining 7.69 acres.

## Specification

The industrial/warehouse units will benefit from the following specification:

- Planning for Use B2, B8 and E Class
- Steel Portal frame construction with insulated steel profile clad roof with 10% triple skin roof lights
- Elevations of profile cladding with feature aluminium curtain wall double glazed entrances
- Electrically operated insulated sectional panel loading doors
- Eaves height of between 6m-8m
- All main services to include mains drainage, electric and a capped off gas supply
- Dedicated parking and loading yard areas.
- PV Solar panels and Electric Vehicles charging points.

## Service Charge

There will be a site wide service charge applicable for maintenance of the communal areas which the tenants will be responsible to contribute to. Information can be obtained from the agents.

## Business rates

The units will be assessed for business rates on completion.

## Rent

As per schedule.

## Planning

Use B2, B8 and E Class comprising offices and light industrial units.

## EPC

Provided once complete.

## Lease terms

The properties are available on new full repairing and insuring lease terms. For a term of years to be agreed.

## Schedule of accommodation

We provide estimated gross internal areas. The completed units are subject to measurement upon practical completion.



# Proposed site plan



## Industrial Units

| Unit   | sq ft            | sq m  | Annual Rent (£)<br>+VAT |
|--------|------------------|-------|-------------------------|
| Unit A |                  |       |                         |
| A1     | LET              |       |                         |
| Unit B |                  |       |                         |
| B1     | 13,864           | 1,288 | 121,310                 |
| Unit D |                  |       |                         |
| D1     | LET COSTA COFFEE |       |                         |
| D2     | 2,300            | 214   | upon application        |

| Unit   | sq ft                                 | sq m | Annual Rent (£)<br>+VAT |
|--------|---------------------------------------|------|-------------------------|
| Unit H |                                       |      |                         |
| H1     | 11,500                                | 1068 | 103,500                 |
|        | or can be split into 2 units as below |      |                         |
|        | 5,750                                 | 534  | 55,000                  |
| H2     | 2,368                                 | 220  | 26,050                  |
| H3     | 1,571                                 | 146  | 17,280                  |
| H4     | 2,368                                 | 220  | 26,050                  |
| H5     | 2,368                                 | 220  | 26,050                  |
| H6     | 1,571                                 | 146  | 17,280                  |
| H7     | 2,368                                 | 220  | 26,050                  |



## Further information

All enquiries via the joint agents

# Eddisons

Incorporating Budworth Hardcastle

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Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.