



Unit M3 Welland Business Park, Valley Way, Rockingham Road,
Market Harborough, Leics, LE16 7PS

#FileNo/2025AL

Eddisons

Unit M3 Welland Business Park

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



Agreement

To Let



Detail

Retail / Trade Counter Unit



Rent

£65,000pax



Size

417.51 sq m (4,493 sq ft)



Location

Market Harborough, LE16 7PS



Property ID

#FILENO/2025AL

For Viewing & All Other Enquiries Please Contact:



AMANDA LAWRENCE

AssocRICS

Agency Surveyor

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Property

The unit is of steel portal frame construction with insulated cladding to the roof and sides with full height curtain wall glazing to the front.

Internally the property is fitted with air conditioning, lighting, two separate wc's each of which are fitted with two shower cubicles and a wc, together with a further disabled wc. The unit is fitted with an electrically operated roller shutter door to the side elevation.

The property has an eaves height of approximately 5.095m.

There are a total of 50 car parking spaces which are shared with Units M1, M2 and M3 Welland Business Park, although 10 of these are demised to Unit M3.

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 | 417.51 | 4,493 |

Energy Performance Certificate

Rating: D/93

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

In 2015 the property formed part of a successful change of use application (ref 15/01576/FUL) to divide a larger unit into three with change of use from B8 to three A1 non food bulky goods units. A further application was submitted on Unit M3 under (18/01884/FUL) for change of use from Class A1 to gymnasium (Class D2). All of these uses now fall under Class E of the Town and Country Planning (Use Classes) Order as amended September 2020

Interested parties should make their own enquiries as to their intended use to Harborough District Council on 01858 828282

Rates

Charging Authority: Harborough District Council
Description: Retail Warehouse and Premises
Rateable Value: £TBC

The property is currently assessed with a neighbouring unit and will therefore need to be reassessed on completion of the lease.

Interested parties should make their own enquiries to Harborough District Council directly.

Service Charge

A variable service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development. 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

Rent

£65,000 per annum exclusive

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 one mile east of Market Harborough Town centre.

Rockingham Road is one of the main arterial roads into the town from the A6 Market Harborough bypass, the subject property sits towards the front of the Business Park with good visibility from Rockingham Road other retail trade counter users close by includes Tool Station, Tesco Express and Welland Valley Feeds and there is a new 14,000 sq.ft ALDI store currently under construction further along Rockingham Road.

Trade counter operators on the business park include Howdens, Paint Well, City Plumbing and Leoch Batteries with Topps Tiles, Screwfix and Travis Perkins being further along Rockingham Road.





