



Airfield Business Park

HARRISON ROAD, MARKET HARBOROUGH, LE16 7WB

Phase 1

Available Immediately

New Industrial/Warehouse units
From **4,747** sq ft to **16,258** sq ft
(Larger units by combination)

Phase 2

Single Occupier Industrial/
Warehouse unit **44,777** sq ft
Expressions of Interest Sought

Phase 3

Offices from **9,322** sq ft
to **42,011** sq ft
Other uses may be
considered subject
to planning

TO LET

leicestershire.gov.uk/airfield

A development by



Building Business. **Boosting** Communities.



The development

Airfield Business Park is already an established and vibrant location to a number of businesses including Thorpes Joinery, MJ Engineering, Carrera Coffee and Cellcare together with the 30,000 sq ft Harborough Innovation Centre.

Leicestershire County Council have now commenced development of the next 13 acres which will provide further industrial/warehouse space together with offices and potential for other uses subject to planning.

Planning

The units will benefit from B1, B2 and B8 uses.

Specification

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

- Planning for B1, B2 and B8 uses
- 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.

Business rates

The units will be assessed for business rates on completion.

Rent

As per schedule.

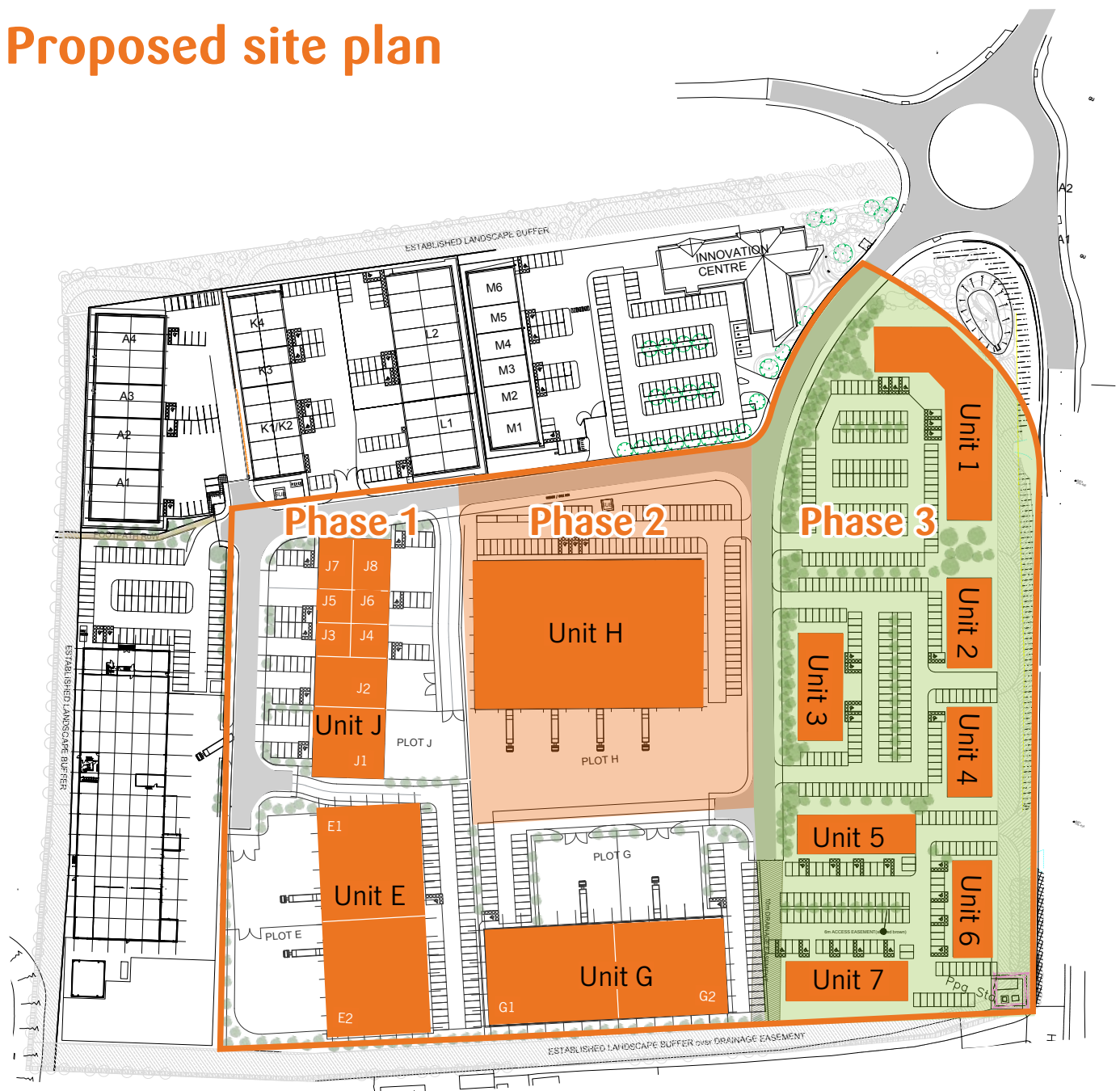
Lease terms

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



Phase 1

B1 / B2 / B8 uses

Unit	sq m	sq ft	Rent
Unit E			
E1	1312.83	14,131.3	£91,096 pa
E2	1312.84	14,131.4	£91,096 pa
Unit G			
G1	1,530.99	16,479.6	LET
G2	1,311.0	14,111.8	LET
Unit J			
J1	596.46	6,420.3	UNDER OFFER
J2	444.97	4,789.7	UNDER OFFER
J3	147.69	1,589.7	LET
J4	147.69	1,589.7	LET
J5	147.69	1,589.7	LET
J6	147.69	1,589.7	LET
J7	222.89	2,399.2	LET
J8	222.60	2,396.1	UNDER OFFER

Phase 2

B1 / B2 / B8 uses

Unit	sq m	sq ft	Rent
Unit H			
H	4,160	44,777	On Application

Phase 3

B1 uses

Unit	sq m	sq ft	Rent
1	3,903	42,011	On Application
2	1,395	15,015	On Application
3	1,116	12,013	On Application
4	930	10,010	On Application
5	1,060	11,410	On Application
6	866	9,322	On Application
7	1,100	11,840	On Application



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Further information

All enquiries via the joint agents



Budworth Hardcastle

Amanda Lawrence

alawrence@budworthhardcastle.com

Gilbert Harvey - gharvey@budworthhardcastle.com



APB

Reg Pollock - rp@apbleicester.co.uk

James Phillips - jmp@apbleicester.co.uk

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.