

01536 483400
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Eddisons

Incorporating Budworth Hardcastle

INDUSTRIAL - WAREHOUSE - TRADE COUNTER - TO LET



**D4, WELLAND BUSINESS PARK, VALLEY WAY, MARKET HARBOROUGH,
LEICESTERSHIRE, LE16 7PS**

Rent: £45,000 per annum

Size: 5,994 sq ft (556.84 sq m)

- Refurbished unit on established landscaped business park
- Heating and lighting throughout
- Planning for E, B2 and B8 with trade counter
- 8 Dedicated car parking spaces

LOCATION

Welland Business Park is located on the A3404 Rockingham Road less than one mile east of Market Harborough town centre.

The town offers excellent access to the motorway network with J3 of the A14 being approximately 5 miles to the south via the A6 bypass.

The A14 in turn gives access to the M1/M6 interchange in the East and M11 to the West.

Market Harborough railway station is less than 5 minutes walk from the property with twice hourly direct services to London St Pancras International.

DESCRIPTION

The unit is of concrete portal frame construction with composite insulated cladding to the roof and external walls together with powder coated double glazed curtain walling to the front. The unit has a manually operated sectional roller shutter loading door.

Internally the property has a clear span. There are male/female/disabled WC's and a T Point together with a ceiling mounted gas/blower heater and lighting throughout.

Externally there are 8 dedicated car parking spaces.

SERVICES

We understand that mains drainage, electric and gas will all be connected to the property.

The agents have not tested any of the services and prospective tenants should therefore satisfy themselves

ACCOMMODATION

The accommodation has been measured on a Gross Internal Area (GIA) basis as follows-

5,994 sq ft (556.87 sqm)

PLANNING

The unit has planning for E, B2 and B8 with trade counter provision under planning reference 16/00920/FUL on the Harborough District Council planning register.

PRICE/RENT

£45,000 per annum.

VAT

VAT is charged in addition to the above figures with the exception of the sinking fund.

LEASE TERMS

The property is available to let by way of an assignment of the existing lease dated 11th September 2023 for a period of 5 years ending 10th September 2028. The lease contains a break clause on 11th September 2026 with 7 months notice. Alternatively a new longer term lease may be available by negotiation with the landlords.

SERVICE CHARGE

In addition to the rent there is a variable service charge, estate management fee and sinking fund.

The charges for which are:-

Service charge	0.15p per sq ft
Sinking Fund	0.05p per sq ft
Estate Management Fee:	5% of the annual rent

RATES

We understand from the Valuation Office website that the property has a rateable value of £33,750.

The standard business rate multiplier for the financial year 1st April 2024-31st March 2025 is 49.9p in the £ which would give rates payable of £16,841.25.

Any prospective occupier should contact Harborough District Council on 01858 828282 to check details.

TENURE

Leasehold.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money laundering regulations two forms of identification and confirmation of funding will be required from any tenants together with the usual references that will be required.

LEGAL COSTS

Each party to bear the own.

EPC

The property has an EPC rating of D-89.

VIEWING

Strictly via the agents Eddisons:

Contact: Amanda Lawrence

Email: Amanda.Lawrence@eddisons.com

Telephone: 01536 483400

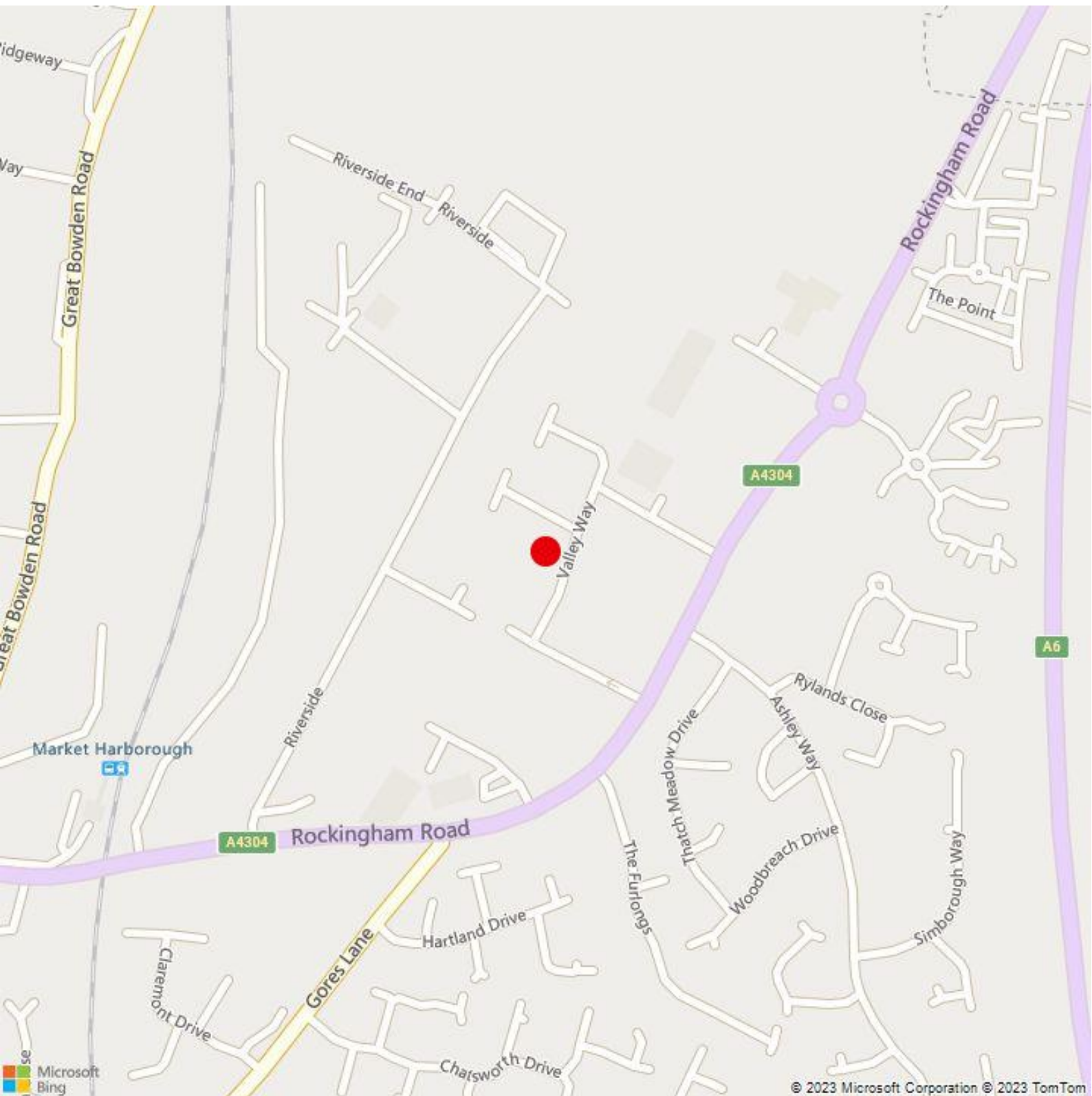
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Important Information

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