

01536 483400

eddisons.com

INDUSTRIAL - WAREHOUSE - TRADE COUNTER

Eddisons

Incorporating Budworth Hardcastle



**UNIT E, WELLAND COURT, RIVERSIDE, MARKET HARBOROUGH,
LEICESTERSHIRE, LE16 7PT**

Rent: £16,000 per annum

Size: 1,320 - 2,236 sq ft (122.63 - 207.72 sq m)

- Modern mid terrace unit
- Fitted with reception and offices, lighting, WC and kitchenette
- Eaves height approx 5 metres
- Allocated car parking

LOCATION

Welland Court is located on the Riverside Industrial Estate situated approximately 1 mile to the East of Market Harborough Town Centre. The Estate is less than 1 minute from the A6 Market Harborough bypass which links to the a14 providing access to Leicester (14 miles) and Kettering (10 miles). Junction 20 of the M1 is approximately 13 miles to the West.

DESCRIPTION

The property comprises a modern mid-terrace unit constructed around a steel portal frame with insulated metal profile cladding to external walls and roof with the roof incorporating translucent roof lights. The eaves height is approximately 5 metres. Loading is via an electrically operated up and over insulated loading door. There is a separate glazed personnel door to the front.

Internally the property is fitted with three phase electrics, strip lighting, a single WC and kitchenette. There are two storey offices to the front corner and a mezzanine which provides further storage.

SERVICES

Mains electricity and water are believed to be available to the premises.

Eddisons have not tested any of the incoming services and interested parties should make their own enquiries in this regard.

ACCOMMODATION

The property has been measured on a gross internal area basis (GIA) as follows:-

Ground Floor	1,320 sq ft	122.65 sqm
First Floor	286 sq ft	26.63 sqm
Mezzanine	630 sq ft	58.59 sqm
Total	2,236 sq ft	207.87 sqm

PLANNING

The property has planning for light industrial use.

RENT

£16,000 per annum.

VAT

The agents have been advised that VAT is not applicable.

LEASE TERMS

Available on a new FRI lease for a term of years to be agreed at a rental of £16,000 per annum.

RATES

We understand from the Valuation Office Agency website that the property has a rateable value of £8,900.

The small business rate multiplier for the financial year 1st April 2024-31st March 2025 for properties with a rateable value below £51,000 is 0.499p in the £. This will give a rate payable figure assuming no relief or premium of £4,441.10.

However qualifying occupiers using the property as their sole location will be entitled to small business rates relief paying no rates.

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

TENURE

Leasehold.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

LEGAL COSTS

The ingoing tenant will be expected to bear the landlords reasonable legal costs in preparation of the lease and counterpart.

EPC

The EPC rating is D/90.

VIEWING

Strictly via the sole agents Eddisons Commercial Limited:

Contact: Amanda Lawrence

Email: Amanda.Lawrence@eddisons.com

Tel: 01536 483400

For more information, visit eddisons.com
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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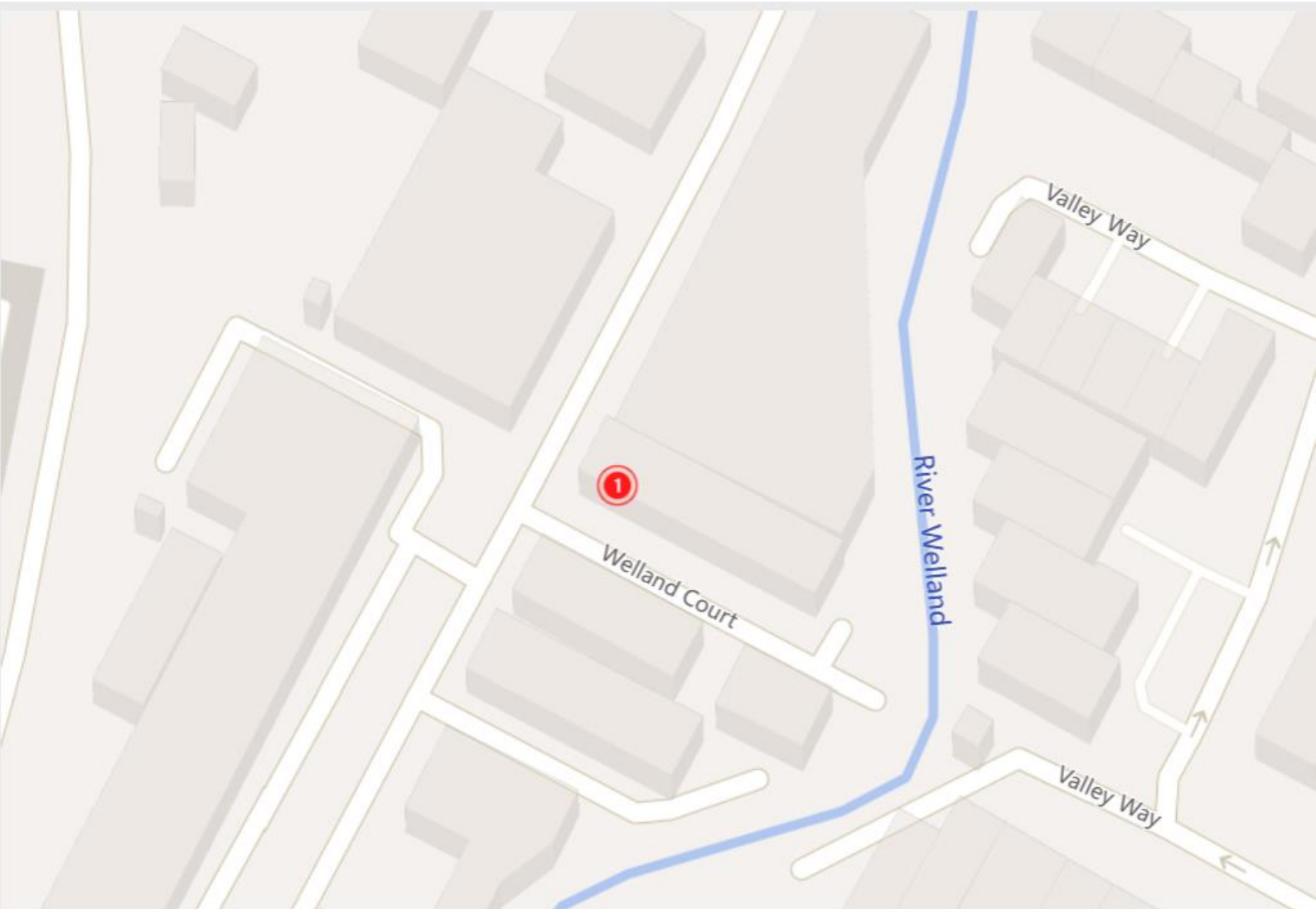
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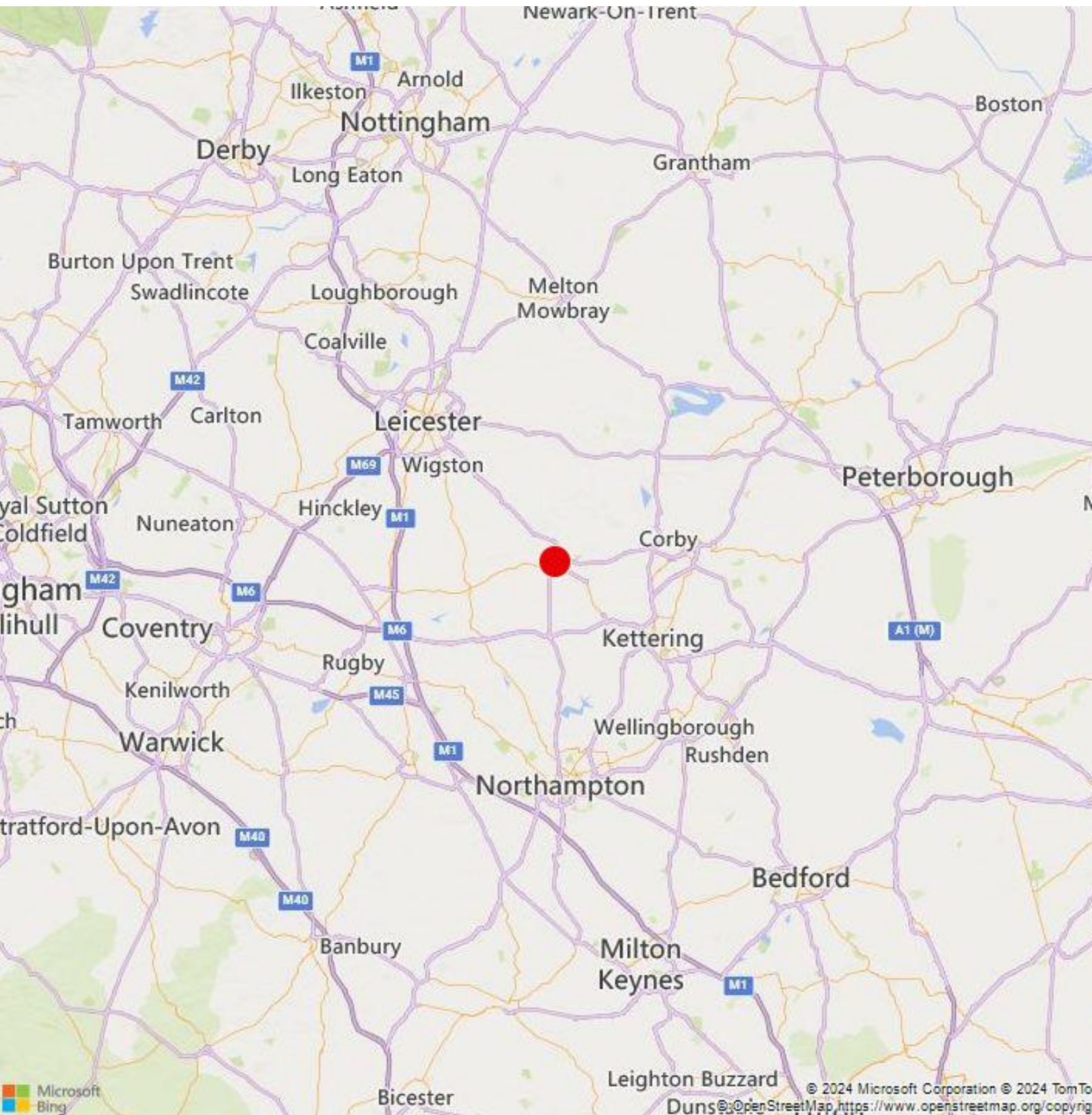
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