

01536 483400

eddisons.com

INDUSTRIAL/WAREHOUSE – TO LET

Eddisons

Incorporating Budworth Hardcastle



UNITS 1 & 2, RIVERSIDE, MARKET HARBOROUGH, LEICS, LE16 7PT

Rent: £100,000 per annum exclusive

Size: 15,868 sq ft (1,474.21 sq m)

Plus mezzanine 7,124 sq ft (661.80 sq m)

- Well established industrial estate location
- Fully refurbished premises
- New cladding to roof and walls
- Fully refurbished office accommodation
- Secure palisade fenced site with secure yard

LOCATION

The property is located on the Riverside Estate in Market Harborough close to the town centre and within an area of established industrial warehouse and trade counter occupiers.

Market Harborough offers excellent access to the motorway network via Junction 3 of the A14 being approximately 5 miles to the south via the A6 bypass. The A14 in turn gives excellent access to the M1/M6 interchange to the west and the M11/A1 to the east.

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 property is a detached two bay industrial/warehouse building that has been fully refurbished with new cladding to the roof and walls and with the offices also having undergone significant refurbishment including new windows, doors and heating.

The property has a steel clear span portal frame construction in two clear bays with access via main roller shutter door from the secure yard area with further loading door to the rear giving limited further access.

To the front elevation running along the side of the building there is located a single storey office and ancillary block that includes reception, main office areas, canteen and male and female/disabled wc's. Offices have suspended ceilings, LED lighting, perimeter trunking with new double glazed upvc windows. Heating is via newly installed air conditioning/comfort heating/cooling units.

SERVICES

Water, mains drainage, gas and electricity are connected or available to the premises.

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

ACCOMMODATION

The accommodation has been measured on a gross internal basis and is approximately as follows:

Factory/warehouse/offices/ancillary: 14,017 sq.ft. (1,302.21 sqm)
Front office block/ancillary: 1,851 sq.ft. (172.00 sqm)
TOTAL GIA: **15,868 sq.ft. (1,474.21 sqm)**

Further mezzanine floor: 7,124 sq.ft. (661.80 sqm)
Site area: 0.690 acres (0.279 ha)

PLANNING

The property has been used for manufacturing, storage and ancillary offices for many years and any prospective occupier should make their own enquiries to the Harborough Borough Council Planning Department on 01858 828282.

LEASE TERMS

The property is available on a new full repairing and insuring lease with term of years and rent review pattern open to negotiation with a headline rent sought of **£100,000** per annum exclusive payable quarterly in advance by standing order.

VAT

All figures quoted are exclusive of VAT that will be charged at the prevailing rate.

RATES

We understand from the Valuation Office Agency website that the property has a rateable value of £50,500.

The Business Rate multiplier for the financial year 1st April 2024 – 31st March 2025 for properties below £51,000 is 49.9p in the £.

Any prospective occupiers should check the details with Market Harborough Rating Department 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 completed.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction and an abortive undertaking may be required.

EPC

Further details are available from the agent.

VIEWING

Strictly via the Agents Eddisons:

Contact: Amanda Lawrence
Tel: 01536 483400
Email: Amanda.lawrence@eddisons.com

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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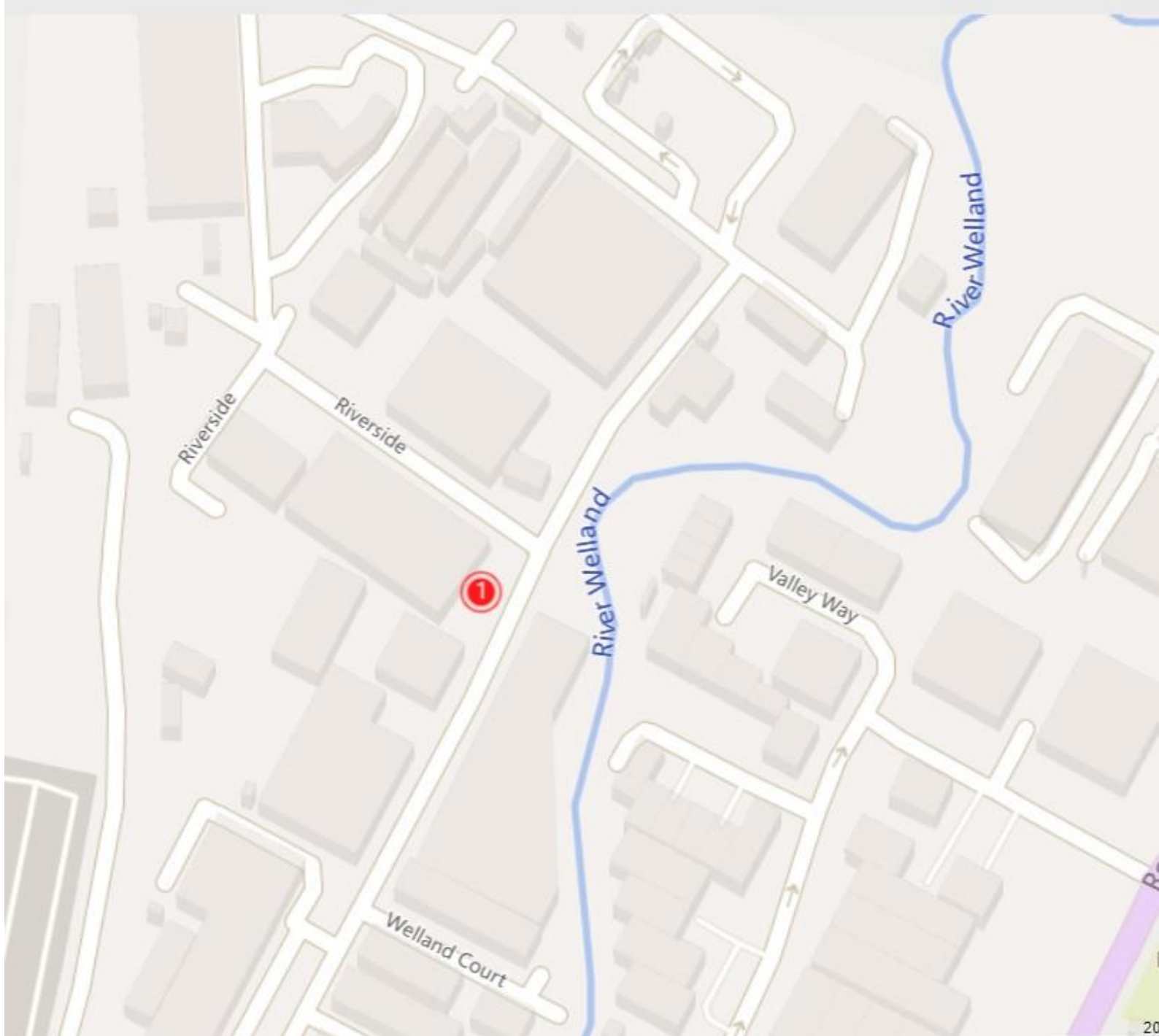
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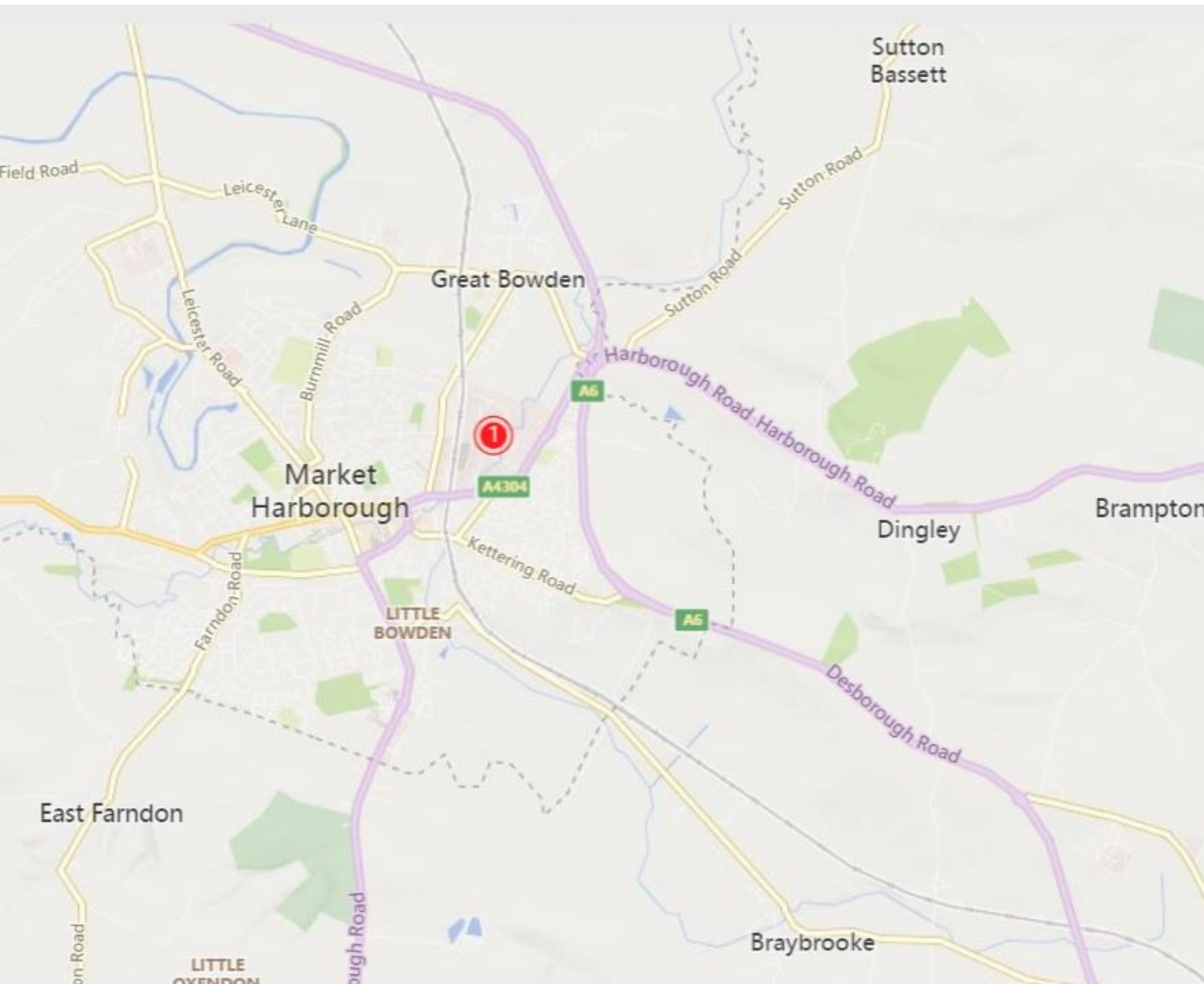
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