

TO LET



**Units E1 – E7 Welland Business Park,
Rockingham Road, Market Harborough,
Leicestershire, LE16 7PS**



Fully refurbished industrial / warehouse / trade counter units.

Sizes from 1,550 sq.ft. to 2,605 sq.ft. or larger by combination.

- ▼ New insulated cladding to all walls and roof.
- ▼ Feature curtain wall glazed entrances
- ▼ Roller shutter loading doors
- ▼ Heating and lighting throughout
- ▼ New wc's and kitchenettes
- ▼ Dedicated car parking
- ▼ Planning for B1, B2 and B8 use with ancillary trade counter

Rents from £12,500 per annum

Available January 2014

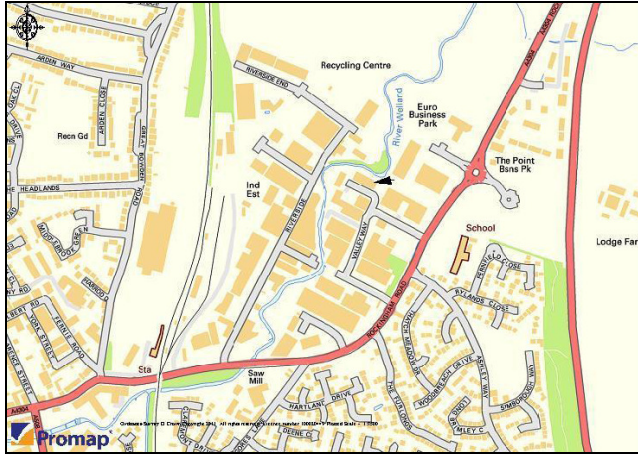
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**6 Riley Road
Kettering
Northamptonshire NN16 8NN**

www.budworthhardcastle.com

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LOCATION PLAN



LEGAL COSTS

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

VIEWING

Strictly via appointment with the Agents:-

Amanda Lawrence

alawrence@budworthhardcastle.com

LOCATION

Welland Business Park is located approximately 1 mile to the East of the Town Centre on Rockingham Road.

J3 of the A14 is approximately 5 miles to the south, the A14 in turn gives direct access to the M1/M6 interchange to the East and M11 to the west.

DESCRIPTION

The units are of concrete portal frame construction with composite insulated clad panels to the roof and walls together with aluminium powder coated double glazed curtain walling to the front. Each unit will have an insulated roller shutter loading door.

Internally each unit will have male and female/disabled wc's and a kitchenette together with ceiling mounted gas blower heaters and lighting throughout.

Each unit will have its own parking spaces – Please refer to the schedule for exact numbers.

TENURE

The units will be available to let on new full repairing and insuring leases for a term to be agreed. Please refer to the attached schedule for rents.

BUSINESS RATES

Whilst undergoing refurbishment the units have not yet been re-assessed for Business Rates.

Interested parties should therefore make their own enquiries to Harborough District Council on 01858 828282.

VAT

VAT is applicable to all of the figures.

