



Riverside Industrial Estate, Market Harborough, Leicestershire LE16 7PT

Freehold Industrial Opportunity

- ▶ **Total GIA: 63,267 sq ft (5,877.5 sq m)**
- ▶ **Site area: circa 2.43 acres (0.98 ha)**
- ▶ **Established industrial location**
- ▶ **Purchase price: £4,700,000**

For enquiries and viewings please contact:



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Location

The property is located within the Riverside Industrial Estate, which lies to the north of Rockingham Road (A4304), immediately to the east of the town centre. This is an established and traditional industrial estate, positioned between the London-Sheffield inter-city railway line to the west and the River Welland to the east. The property occupies a prominent position on the western side of the estate road, providing good visibility and accessibility. The estate comprises a number of established operators, namely Jewson, Stephen Sanderson Transport and Royal Mail. The property has the benefit of being within a catchment of local employment with the surrounding area being largely residential in nature.

Description

A substantial industrial site, regular in shape and predominantly hardstanding, extending to 2.43 acres and comprises two modern industrial buildings.

Unit 1 comprises a three-bay warehouse built circa 1980s of steel portal frame construction with brick, block and profile steel clad elevations beneath a pitched roof with similar profile steel cladding and incorporating translucent roof light panels. The front elevation comprises a full height electrically operated roller shutter on each bay accessed via a concrete surfaced yard. The floor is of solid concrete construction throughout. Internally, the accommodation is unencumbered and has the benefit of lighting and three phase power with an eaves height of circa 5.73m.

Unit 2 is a two-bay warehouse built circa 1997 of steel portal frame construction with similar brick, block and profile steel clad elevations beneath an insulated profile steel sheet roof of pitched design. Again, translucent roof light panels are incorporated into the roof providing natural light. Each bay has the benefit of full height electrically operated roller shutter loading doors accessed via a concrete surfaced yard. The floor is of solid concrete construction throughout and the eaves ranges from 6.04m in one of the bays and 7m on the other. Internally, the property is predominantly clear and unencumbered throughout, benefitting from three phase power and LED lighting.

Externally there is a concrete surfaced yard providing car parking and loading facilities.

Accommodation

	Sq M	Sq Ft
Unit 1	3,743.5	40,296
Unit 2	2,134	22,971
Total	5,877.5	63,267

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand that all mains services are connected to the property, save for gas.

Planning

We understand the property has authorised use from the Local Planning Authority under Use Class E / B8 of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Tenure

The property is available to buy with vacant possession.

Business Rates

The property is currently listed as Warehouse & Premises and has a rateable value of £223,000.

Source: VOA

Price

£4,700,000

VAT

All figures are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: C (52 / 53)

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 22-Apr-2026



