

**fisher  
german**

# 6 Stuart Road

Market Harborough, LE16 9PQ

Freehold  
Light Industrial & Offices







3,230 Sq Ft (301 Sq M)



**For Sale | £425,000 + VAT**



## Amenities

-  Freehold
-  Business Rates
-  Mains Services
-  Car Parking
-  Town Centre Location
-  Transport Links

## 6 Stuart Road

3,230 Sq Ft (301 Sq M)

### Description

This is a freehold title comprising two main elements. An open plan, currently tenanted warehouse unit with roller shutter access to the rear of the plot and a two-storey office building to the front elevation.

The warehouse is tenanted on a 4 year lease dated 15/12/2025 at a passing rent of £19,200 and measures approximately 1,921 sq ft with minimum eaves of 2.7m and maximum eaves of 3.9 m. The unit also has a WC and kitchen area.

The office building is vacant measuring approximately 1,309 sq ft over two floors with a central lobby and staircase, three open plan office suites. There are WC and kitchen facilities also.

The site has 200 amp three phase electricity, gas central heating and benefits from allocated parking and secure gated yard access.

## Accommodation

Description	Sq Ft	Sq M
Warehouse	1,921	179
Offices	1,309	122
<b>Total</b>	<b>3,230</b>	<b>301</b>



## Location

Stuart Road is a residential street located in the well-regarded market town of Market Harborough, Leicestershire. Known for its suburban character, the road forms part of a peaceful neighbourhood that is popular with families, professionals, and retirees alike.

The location benefits from excellent connectivity to the rest of Market Harborough and beyond. The town centre is only a short distance away, offering a wide range of independent shops, cafés, restaurants, and essential amenities, as well as a popular indoor market. Market Harborough railway station is also easily accessible, providing direct services to Leicester, Nottingham, and London St Pancras.

### Locations

A6: 1.9 miles

Leicester: 15.3 miles

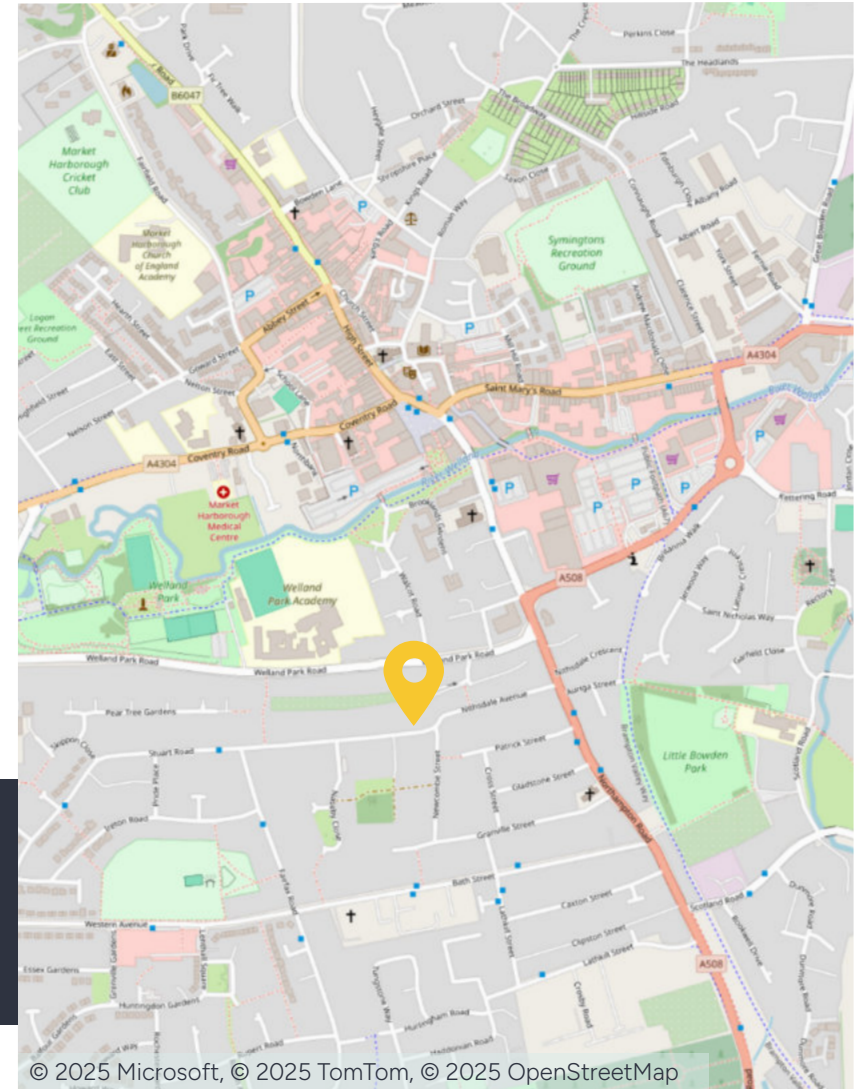
Coventry: 33 miles

### Nearest station

Market Harborough: 1 mile

### Nearest airport

East Midlands: 41.8 miles



## Further information

### Tenure

The warehouse space is currently tenanted on a 4 year lease expiring 14th June 2029 with a rental income of £19,200 per annum.

The office building is available with vacant possession.

### Asking Price

This property is available to purchase at an asking price of £425,000 exclusive of VAT.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value £19,250

Rates Payable £9,605

2026/2027 Rates Payable 0.499p in the £.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Planning

The current permitted uses of the site are for light industrial and offices.

\*\*Potential opportunity for residential conversion of the offices subject to planning permission. \*\*

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

### EPC

The EPC rating is TBC.

### Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.

### Location

Address: 6 Stuart Road, Market Harborough, LE16 9PQ

What3words: ///headline.grounding.repay

## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



**Mathew Brandon**

07584 473 769

[mathew.brandon@fishergerman.co.uk](mailto:mathew.brandon@fishergerman.co.uk)



**Kerry Ward**

07929 658 084

[kerry.ward@fishergerman.co.uk](mailto:kerry.ward@fishergerman.co.uk)

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

**Particulars dated May 2026. Photographs dated May 2026.**



This brochure is fully recyclable