

**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
Total	3,230	301



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

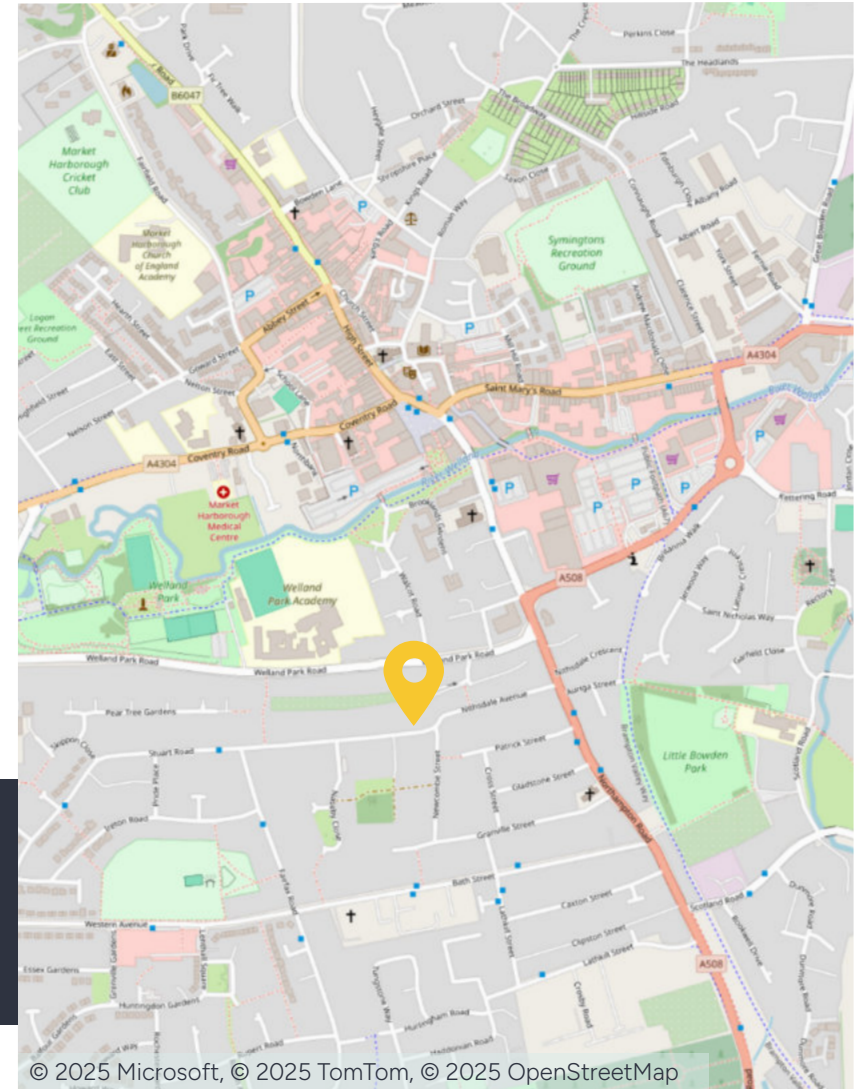
Coventry: 33 miles

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.

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:



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Particulars dated May 2026. Photographs dated May 2026.



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