

Completion
July 2025

HERMITAGE WORKS

Available from 1,788 to 22,000 sq ft

DESBOROUGH ROAD | MARKET HARBOROUGH | LE16 8GP

New Development of Commercial Units

TO LET

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HERMITAGE WORKS

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LOCATION:

Market Harborough is an affluent market town in the south of Leicestershire, renowned for having a popular retailing destination in the town centre, whilst the periphery of the town comprises a number of business parks and industrial locations.

Hermitage Works lies on the north side of Desborough Road (B576), on the western boundary of Kettering Borough Council, approximately 1.74 miles north east of Desborough and 3.23 miles from Market Harborough.

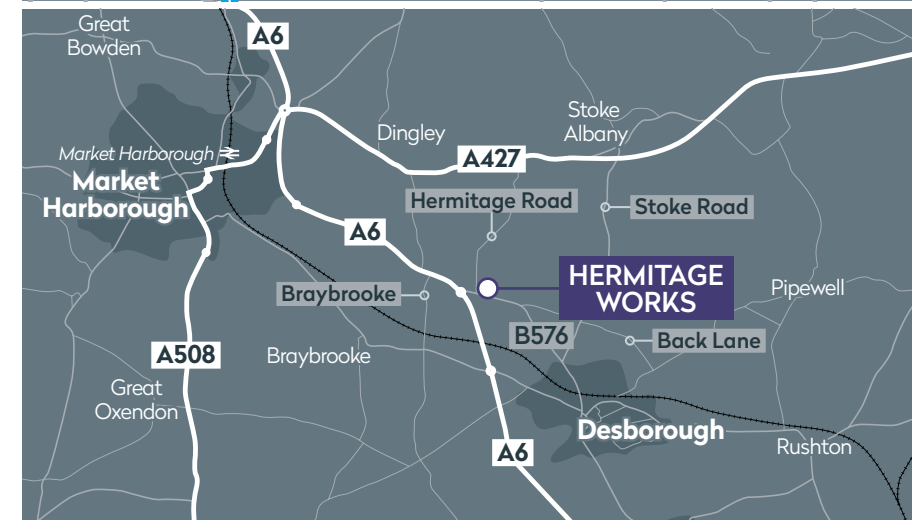
The site benefits from excellent access into Market Harborough town centre, Leicester (18.8 miles) via the A6 and Kettering (8.5 miles) via the A6 and A14, whilst there is direct access to the motorway network via J3 of the A14 approximately 3.4 miles to the south via the A6 bypass. The A14 further connects to the M1/M69 interchange towards the west and the M11/A1 towards the east.

Train services can be found at Market Harborough and Rugby, with direct lines to London in circa 50 minutes.



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WORKS

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Hermitage Works is surrounded by picturesque areas, including affluent towns and conurbations such as Lutterworth, Corby, Rugby, Kettering, and Huntingdon, all within a half-hour's distance. Further, within a 2-mile radius, approximately 2,000 new homes are being constructed. Desborough and Rothwell are also within close proximity, with Desborough being within walking distance. A footpath is being constructed to provide direct pedestrian access from Hermitage Works to Desborough.

DESCRIPTION:

Hermitage Works comprises an attractive design and build opportunity located on a strategic position in Market Harborough.

Planning consent has been granted for a light industrial scheme to accommodate buildings constructed around a portal frame, with a mixture of cavity wall brickwork and cladded elevations beneath an insulated clad roof.

The units will be of terrace design and can be tailored to meet occupiers specific requirements.

ACCOMMODATION:

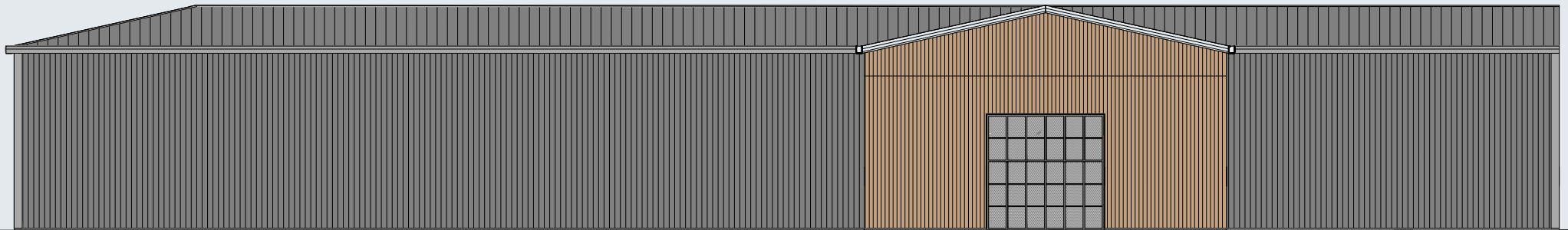
Light Industrial	Class E	1,788 – 22,000 sq ft
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For illustrative purposes only.

SPECIFICATION:

- Three Phase Power
- Steel Portal Frame Construction
- Insulated Solid Concrete Floors
- Internal Clearance to Eaves of 5m
- LED Lighting
- Fibre Optic Connection
- Electrically Operated Roller Shutters
- Allocated Car Parking and Loading



For illustrative purposes only.
Potential for alternative use subject to planning.

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AVAILABILITY:

Unit	sq ft	sq m	Unit	sq ft	sq m
1	3,212	298	6	2,721	252
2	2,322	215	7	3,113	289
3	2,959	274	8	2,720	252
4	2,390	222	9	1,805	167
5	1,788	166			

PLANNING:

The units will have the benefit of authorised use under Class E Light Industrial Use of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Suitable for alternative uses, subject to obtaining the necessary planning consent.

VAT:

VAT will be charged at the prevailing rate.

LEGAL COSTS:

Each party to bear their own costs incurred.

TENURE:

Available on new FRI leases subject to a minimum lease term of 5 years.

RENT:

Rent on Application.

UNREPRESENTED PARTIES:

Unrepresented parties are advised to seek professional advice from an RICS Member or other property professional and read the RICS Code for Leasing Business Premises 2020 together with its supplemental guide.

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