



FOR SALE

14-22 Kings Road, Market Harborough, LE16 7JU

Guide Price - £600,000 Freehold

- **Best and Final Offers to be submitted by 5pm on 18/02/2026**

- Freehold Industrial Premises
 - Town Centre Location – Re-Development Potential (subject to planning)
 - GIA: circa 828 sq m (8913 sq ft)
 - Front & Rear Loading Doors and Good Size Frontage
- VIEWING:** By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited
62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk

Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICSTM
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Location

Kings Road can be found to the rear of High Street, part of the town centre retail area. There is pedestrian access from High Street close to this property.

Market Harborough is in a rural part of south Leicestershire, on the River Welland and close to the Northamptonshire border. The town is about 15 miles (24.1 km) south of Leicester via the A6, 17 miles (27.4 km) north of Northampton via the A508 and 10 miles (16.1 km) northwest of Kettering. The town is near the A14 road running from the M1/M6 motorway Catthorpe Interchange to Felixstowe. The M1 is about 11 miles (17.7 km) west via the A4304 road.

Description

The property comprises a detached industrial unit of part portal frame construction with profile sheet clad parts and profile sheet roof.

The older part of the building is thought to be brick with metal framed north light style construction.

To the front is a parking area and loading space to the roller shutter door. There is a further roller shutter to the rear.

Accommodation

The accommodation briefly comprises (GIA): -

The accommodation comprises a range of ground and first floor industrial areas with offices.

Ground Floor		
Original Workshop Area	426.4 sq m	4589 sq ft
Extended Area	327.5 sq m	3525 sq ft
Mezzanine	74.2 sq m	799 sq ft
Total:	828.1 sq m	8913 sq ft

Services

We understand that mains' services are available nearby. Prospective purchasers should make their own enquiries regarding provision of services to the site.

Planning

Prospective purchasers should make their own enquires with regard to planning consent for their intended use. The site is understood to have been vacant for many years and historically used for industrial purposes.

Subject to planning offers may be considered.

The local authority will be Harborough District Council.

Price

Offers are invited for the freehold interest with vacant possession at a Guide Price of £600,000.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

VAT

The owner reserves the right to charge VAT at the prevailing rate if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd

62 Regent Street
Rugby CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk



These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.