



NORTHERN TRUST  
COMPANY LIMITED

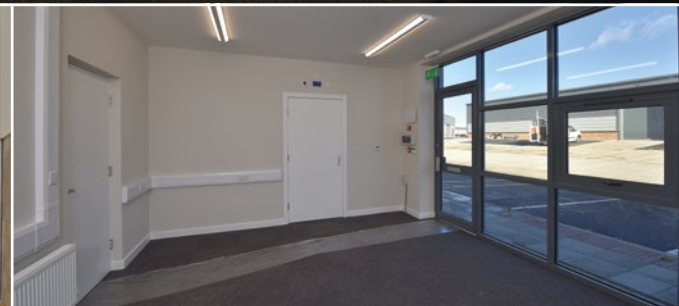


IRTHLINGBOROUGH ROAD, WELLINGBOROUGH, NORTHANTS NN8 1RS

# LEYLAND TRADING ESTATE

**TO LET**

**NEW INDUSTRIAL / TRADE COUNTER UNITS**  
**542 SQ FT - 8,928 SQ FT (50.3 SQ M - 829.4 SQ M)**





## LEYLAND TRADING ESTATE | NN8 1RS

### LOCATION

The new development is situated on the established Leyland Trading Estate in Wellingborough, a market town 11 miles from Northampton. The estate is located on the eastern edge of Wellingborough and is accessed via the B571 Irthlingborough Road. The estate is easily accessible from the A45 dual carriageway which links the town with the A14 and M1. These roads offer convenient access to the East and West of the Country. The A45 links Wellingborough with Northampton, Rushden and Peterborough.

Nearby amenities include Nene Court Shopping Village 15 minutes walk away; and Premier Inn, Dunelm Mill, B & Q, Pets at Home and a range of eateries including Pizza Hut just 6 minutes drive away off London Road.

### TRAVEL DISTANCES

	miles	mins	
Wellingborough Train Station	1	20	
Northampton	13	31	
Milton Keynes	22	40	
London	-	1hr	

### DESCRIPTION

The new development at Leyland Trading Estate will provide 42,447 sq ft of modern industrial space split into 3 separate terraced blocks. There will be 13 units in total with sizes ranging from 542 sq ft up to 8,928 sq ft.

Once the new scheme has been completed, Leyland Trading Estate will extend to over 230,000 sq ft providing a range of industrial, workshop and warehouse accommodation.

### SPECIFICATION

The units will be constructed to a high standard and feature:

- 4 metres height to haunch
- 3 phase electricity supply
- 37.5kn floor loading
- Office accommodation to all units over 2,000 sq ft
- On site car parking
- Generous yard areas
- LED lighting throughout

### TERMS / RENTS / OTHER CHARGES

Details of the rent and other charges are available upon request from the letting agents.

All figures quoted are exclusive of, but will be subject to, VAT at the prevailing rate.

Part funded by

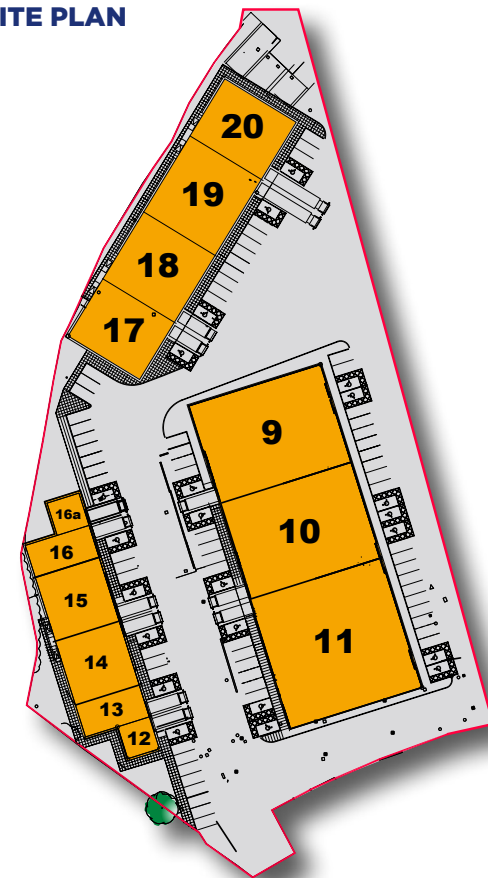
**SEMLEP**

South East Midlands  
Local Enterprise Partnership



HM Government

### SITE PLAN



### VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact one of the joint letting agents.

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