



NN8 1RF

INDUSTRIAL

Leyland Trading Estate, Irthlingborough Road, Wellingborough NN8 1RF

NORTHERN TRUST
INVESTMENT • DEVELOPMENT • REGENERATION

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INDUSTRIAL



- Established Location
- Flexible Leases
- Competitive Rents
- Immediate Occupation
- 3 Phase electricity
- CCTV
- Barrired Site
- Manned Guard with Dog Patrol



 INDUSTRIAL

TO LET

SIZES FROM

400 - 9,450 sq ft

37.2 - 878 m²

Over 200 locations throughout the Midlands and the North

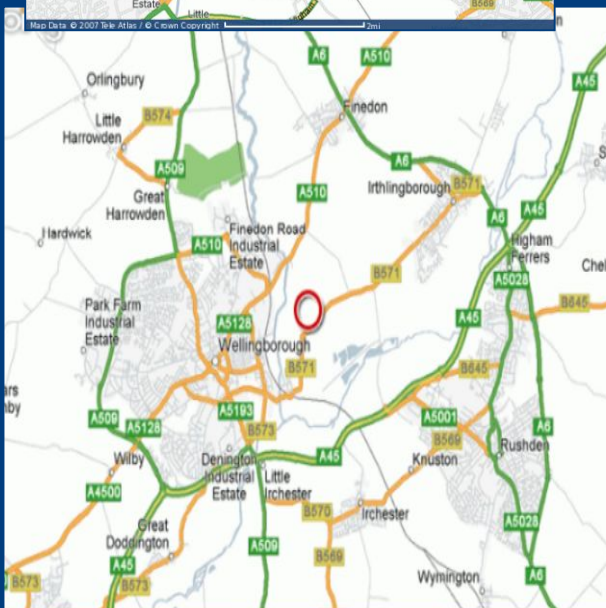
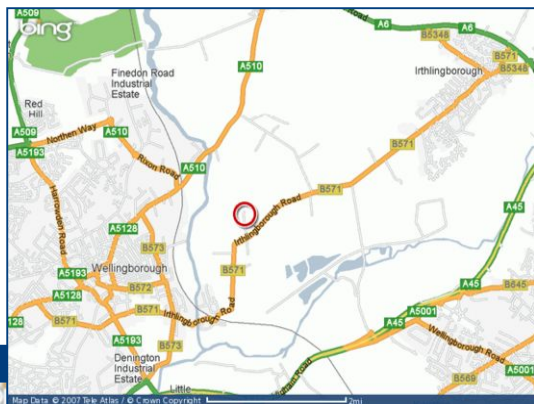


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LOCATION

Leyland Trading Estate is situated on the Eastern edge of Wellingborough and is accessed via the B571 Irthlingborough Road. The estate is easily accessible to the A45 which leads to the M1 to the West and A14 to the North.



DESCRIPTION

The estate predominantly comprises terraces of modern industrial warehouse units with generous parking and yard areas. Each of the units has a personnel door and full height roller shutter door, office and toilet accommodation.

The units are profile metal pitched units with brick to 1 metre. The eaves height to most units is approximately 4.30 metres.

The estate has manned guarding with dog patrol out of normal working hours with cctv coverage to the security office offering enhanced security provision to the estate.

TERMS

Units are available to let on new flexible 3 year leases incorporating annual break options. There is a standard short form lease, enabling businesses to move in quickly with minimal fuss and no legal fees.

AVAILABILITY

Details of available units and rents are shown on the accompanying schedule. All rents and other outgoings will be subject to VAT.

VIEWING AND FURTHER INFORMATION

For viewing and further information, please contact Dawn Webster on 0121 523 2929 or Estate Manager, Chris Abbott on 07747 768552.

SUBJECT TO CONTRACT

INDUSTRIAL

MISREPRESENTATION ACT: Whittle Jones on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. Designed and produced by CW Digital tel 01282 858200.

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Whittle Jones - Midlands

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