

**TO LET**



**NORTHERN TRUST**

WWW.NTPROPERTIES.CO.UK



# LEYLAND TRADING ESTATE

**IRTHLINGBOROUGH RD | WELLINGBOROUGH | NORTHANTS | NN8 1RS**

**WORKSHOP / INDUSTRIAL UNITS**  
**542 SQ FT – 15,995 SQ FT**

[www.leylandtradingestate.co.uk](http://www.leylandtradingestate.co.uk)

## DESCRIPTION

Leyland Trading Estate features a variety of terraced industrial and warehouse units, benefiting from ample on-site parking. Unit sizes range from 542 sq ft to 15,995 sq ft, with the option to combine spaces subject to availability.

In 2018, a modern extension added 42,447 sq ft of industrial space across three terraced blocks, comprising 13 units.

Spanning over 230,000 sq ft, Leyland Trading Estate offers a diverse selection of industrial, workshop, and warehouse accommodation to suit a range of business needs.



## KEY FEATURES



Eaves height to most units is approximately 4.3 metres



CCTV coverage to the security office offering enhanced security provision to the Estate

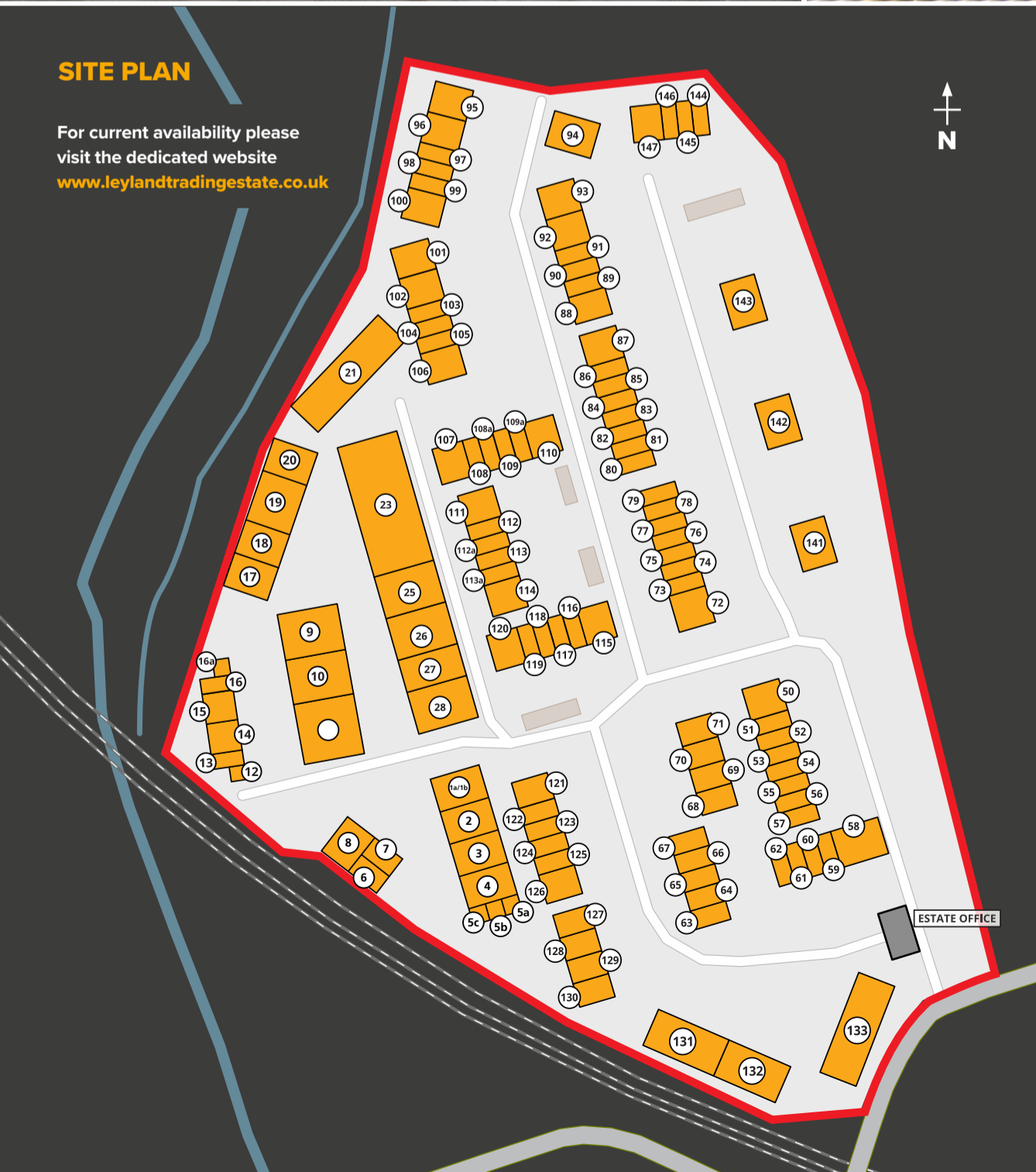
# LEYLAND TRADING ESTATE

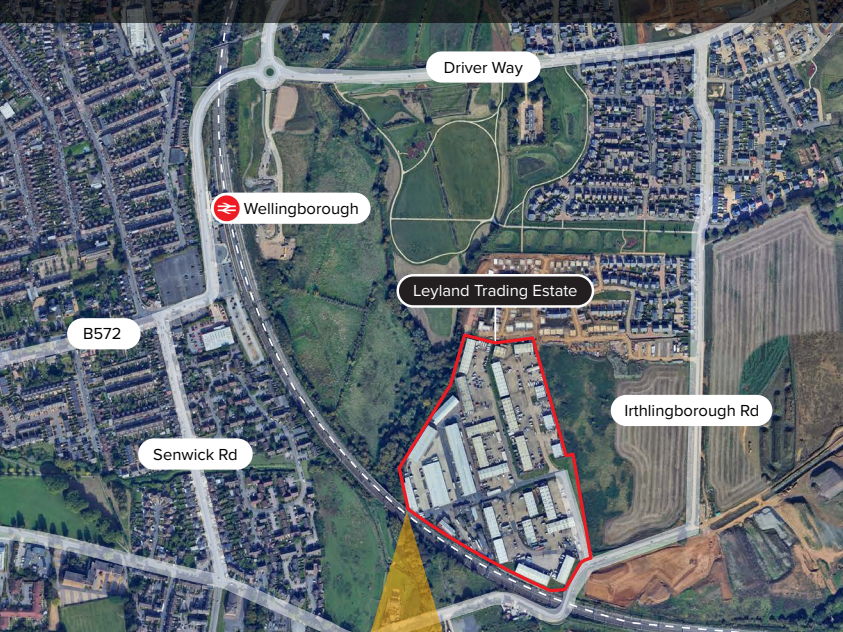
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## SITE PLAN

For current availability please visit the dedicated website [www.leylandtradingestate.co.uk](http://www.leylandtradingestate.co.uk)





## LOCATION

Leyland Trading Estate is situated in Wellingborough, which is 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 to the A45 dual carriageway which links the town with the A14 and M1 which also allows links to the east and west of the Country. The A45 links Wellingborough with Northampton, Rushden, and Peterborough.

Wellingborough Train Station is only a 4 minute drive away with East Midlands Trains operating direct trains to London St Pancras International from the station. The railway line also connects with Bedford, Luton, Leicester, Nottingham, Sheffield and Leeds.

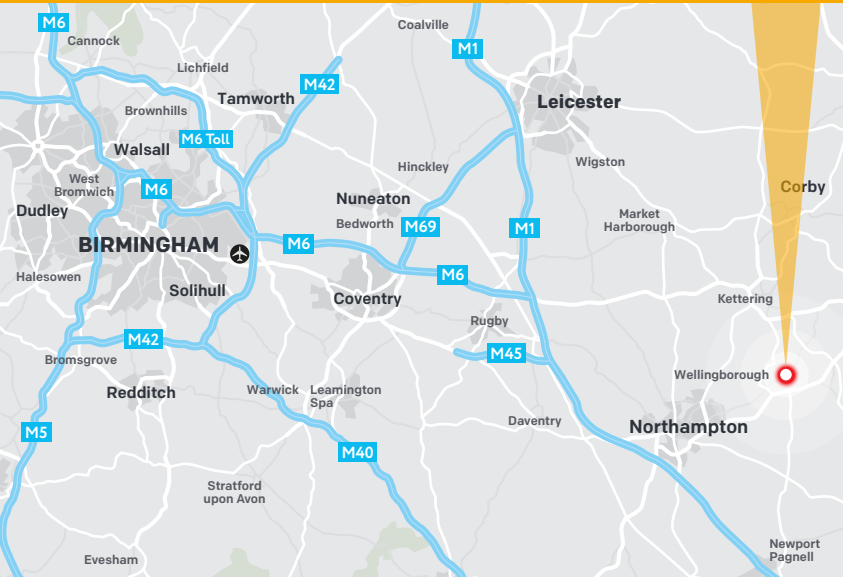
Nearby amenities include Nene Court Shopping Village 15 minutes walk away; and Premier Inn, Dunelm Mill, B & Q, Pets at Home and a range of eateries including Pizza Hut just 6 minutes drive away off London Road.



## GOOD NEARBY AMENITIES



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## TERMS / RENTS & OTHER CHARGES

Details of rents and other charges are available on request from the letting agents. All figures quoted are exclusive of and will be subject to VAT at the prevailing rate.

## EPC

The EPC rating on the available properties range from B49. Copies of individual EPC certificates are available upon request.

## VIEWING & FURTHER INFORMATION

For more details please contact the joint lettings.



midlands@northerntrust.co.uk

# BUSINESS UNITS TO LET ACROSS THE UK

