

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

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

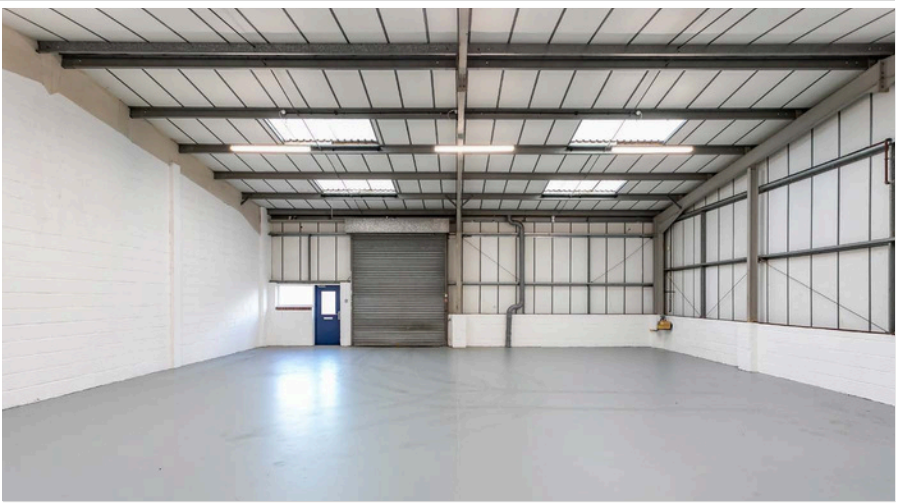


LEYLAND TRADING ESTATE
IRTHLINGBOROUGH RD | WELLINGBOROUGH | NORTHANTS | NN8 1RS



SITE PLAN

For current availability please visit the dedicated website www.leylandtradingestate.co.uk





**LEYLAND TRADING ESTATE
IRTHLINGBOROUGH RD | WELLINGBOROUGH
NORTHANTS | NN8 1RS**



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.

A variety of shops, eateries, and accommodation can be found close by, with Nene Court Shopping Village within walking distance and additional facilities just a few minutes' drive away off London Road.



GOOD NEARBY AMENITIES



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 EPCs are available upon request.

VIEWING & FURTHER INFORMATION

For more details please contact the joint letting agents.



midlands@northerntrust.co.uk



cb@prop-search.com

BUSINESS UNITS TO LET ACROSS THE UK

Follow us on     

MISREPRESENTATION ACT: Northern Trust and Prop-Search 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 Northern Trust and Prop-Search 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 Northern Trust and Prop-Search. Designed and produced by Creative World (Tel 01282 858200) and Northern Trust Company Ltd. August 2025.