



TO LET

Leyland Trading Estate

Irthlingborough Road, Wellingborough, NN8 1RS



- Established Location
- Flexible Terms
- Immediate Occupation
- Three Phase Electricity
- Barrired Site with CCTV
- Manned Guard with Dog Patrol

WORKSHOP / INDUSTRIAL UNITS
400 - 8,928 sq ft 37.2 - 829.4 sq m



TRAVEL DISTANCE

Location	Miles	Mins	Mode
A45	6	12	Car
M1	20.7	30	Car

Source: theAA.com

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Irthlingborough Road, Wellingborough



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 2 metre and profile metal clad above. The eaves height to most units is 4.30 metres.

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

SPECIFICATION

- Modern Industrial Warehouse Units
- Eaves Height to Most Units Approximately 4.30 Metres
- Profile Metal Pitched Units
- Popular Location
- Good Transport Links
- Immediate Occupation Available
- Flexible Leases with Incentives
- Manned Guarding with Dog Patrol

EPC

Details regarding EPCs can be found on the accompanying schedule.

Whittle Jones - Jewellery Business Centre, 95 Spencer Street, Birmingham B18 6DA

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.

Wellingborough railway station is 750 metres from the estate.

TERMS

Units are let on flexible terms of three years incorporating annual break options. There is a standard short form lease allowing businesses to move quickly with minimal fuss and no legal fees.

VIEWING / FURTHER INFO

For further information or to arrange an appointment to view please contact:-



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