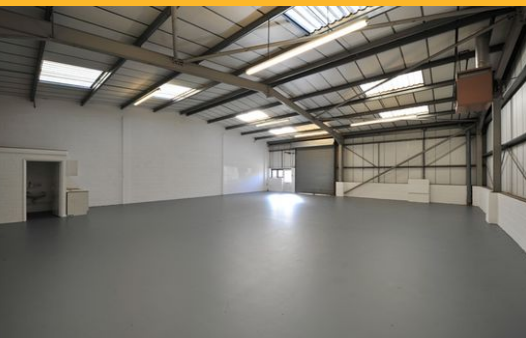


Leyland Trading Estate

INDUSTRIAL

Irthlingborough Road, Wellingborough NN8 1RS



TO LET

WORKSHOP / WAREHOUSE / INDUSTRIAL UNITS

400 - 4,261 sq ft

37.2 - 396 sq m

- Established location
- Flexible terms
- Immediate occupation
- 3 phase electricity
- Barriered site with CCTV
- Manned guard with dog patrol



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Supporting SME Expansion & Relocation



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.

Leyland Trading Estate, Irthlingborough Road, Wellingborough



NN8 1RS

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 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.

AVAILABILITY

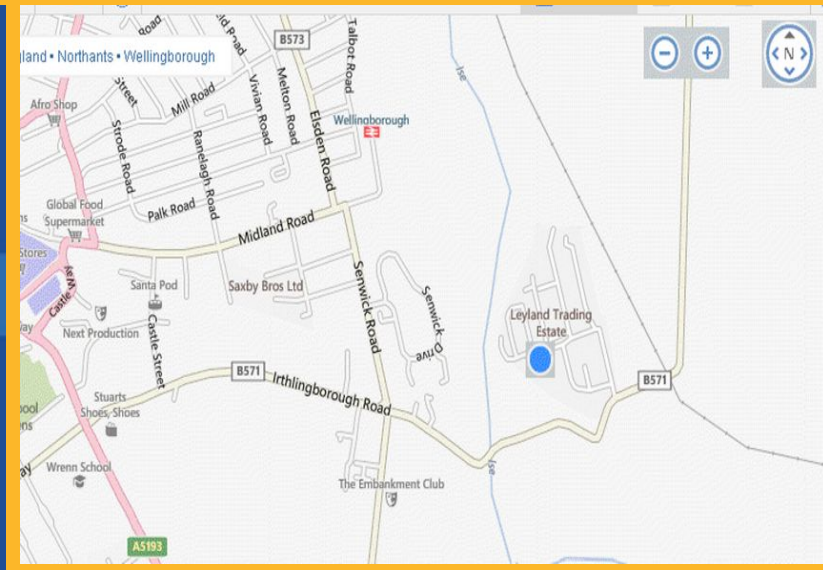
Details of the vacant units and rents are shown on the accompanying schedule. All rents and other outgoings are subject to VAT.

TERMS

Units are let on flexible terms of 3 years incorporating annual break options. There is a standard short form lease, enabling businesses to move quickly with minimal fuss and no legal fees.

ENERGY PERFORMANCE CERTIFICATE

Details regarding EPCs can be found on the accompanying schedule.



VIEWING AND FURTHER INFORMATION

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



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