

TO LET

BRAND NEW DEVELOPMENT



538 - 3,315 SQ FT

NEW INDUSTRIAL/WAREHOUSE UNITS

LEYLAND TRADING ESTATE

IRTHLINGBOROUGH ROAD | WELLINGBOROUGH | NORTHANTS | NN8 1RS



NORTHERN TRUST
WWW.NTPROPERTIES.CO.UK



www.leylandtradingestate.co.uk

DESCRIPTION

A brand new industrial development at Leyland Trading Estate, offering 20,375 sq ft of high-quality space across 10 modern units. Arranged in two terraced blocks, the units range from 538 sq ft to 3,315 sq ft, providing flexible accommodation to suit a wide variety of business occupiers.

The scheme complements the wider estate, which extends to over 211,000 sq ft across 96 units, creating a well-established and thriving business environment.



KEY FEATURES



**Monitored
CCTV Coverage**



**On-Site
Car Parking**



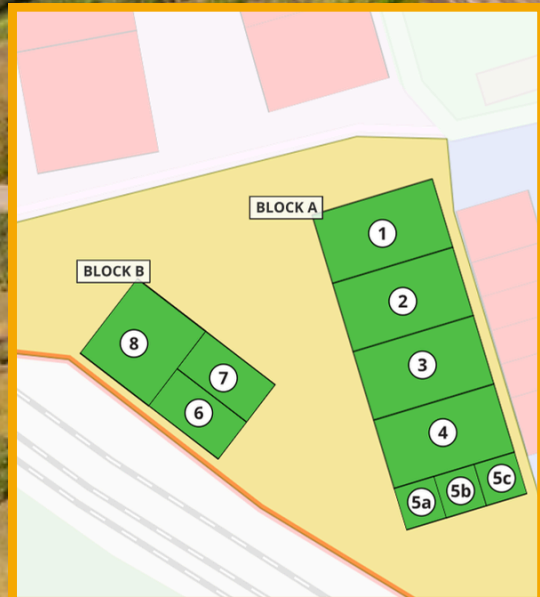
**Integrated
Office/Reception Space**



SITE PLAN

For current availability please visit the dedicated website

www.leylandtradingestate.co.uk





LOCATION

Situated just 2 miles north of Wellingborough town centre, Leyland Trading Estate occupies a prime position within one of Northamptonshire's most established industrial and commercial locations. The estate benefits from excellent connectivity, with easy access to the A45 and Junctions 14 and 15 of the M1, providing swift routes to Northampton, Milton Keynes, and the wider Midlands motorway network.

The surrounding area is home to a diverse mix of national and local occupiers, underlining Leyland Trading Estate's status as a well-established and strategically positioned business destination.



GOOD NEARBY AMENITIES



ACCOMMODATION SCHEDULE

	Sq Ft	Sq M
Block A Unit 1	3,294	306
Block A Unit 2	3,315	308
Block A Unit 3	3,315	308
Block A Unit 4	3,315	308
Block A Unit 5a	538	50
Block A Unit 5b	538	50
Block A Unit 5c	538	50
Block B Unit 6	1,378	128
Block B Unit 7	1,378	128
Block B Unit 8	2,766	257
Total	20,375	1,893

VIEWING & FURTHER INFO

To arrange a viewing and to discuss your requirements, please contact us on the details below.

TERMS

There are a range of flexible leasing options available. For further details, please contact us.

EPC


Copies of EPC certificates are available upon request.

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