

**TO LET**



**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION



# **UNITS 9 & 10 LEYLAND TRADING ESTATE**

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

**MODERN INDUSTRIAL/ TRADE COUNTER UNITS**  
**6,696 SQ FT EACH (622 SQ M)**



**DESCRIPTION**

Leyland Trading Estate extends to over 230,000 sq ft, providing a range of industrial, workshop and warehouse accommodation.

Units 9 & 10 Leyland Trading Estate form part of the phase three new development program that completed in 2018. These units offer 6,696 sq ft each of newbuild warehouse space with integrated office space, ample on site parking and a good turning circle.

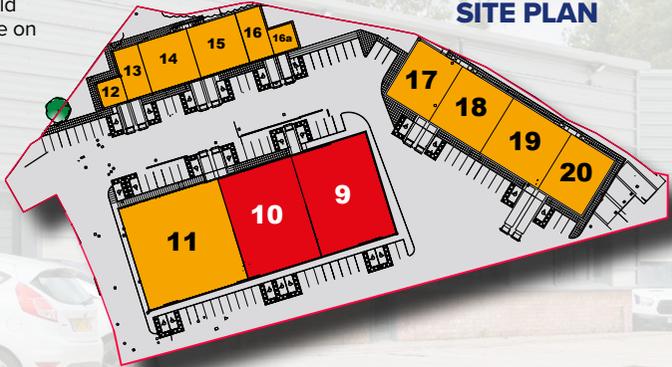
**SPECIFICATION**

The units are constructed to a high standard and feature:

- 4m Clear Eaves Height
- Three Phase Electricity Supply
- 37.5kn Floor Loading
- Integrated Office Space
- Generous On Site Parking
- LED Lighting
- Option To Combine Units If Required

**TERMS / RENTS / OTHER CHARGES**

New leases are available on a Full Repairing and Insuring basis. Details of the rent and other charges are available on the attached schedule. Business rates are payable by the ingoing tenant. All figures quoted are exclusive of, but subject to, VAT at the prevailing rate.



**LEYLAND TRADING ESTATE | NN8 1RS**

**LOCATION**

Units 9 & 10 are situated on the established Leyland Trading Estate in Wellingborough, 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 from the A45 dual carriageway which links the town with the A14 and M1. These roads offer convenient access to the East and West of the Country. The A45 links Wellingborough with Northampton, Rushden and Peterborough.

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.

**TRAVEL DISTANCES**

Destination	miles	mins	mode
Wellingborough Train Station	1	20	
Northampton	13	31	
Milton Keynes	22	40	
London	-	1hr	



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**VIEWING & FURTHER INFORMATION**

To arrange a viewing of the property or to obtain any further information please contact one of the letting agents.



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