

TO LET



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AVAILABLE FROM LATE SPRING/SUMMER 2026

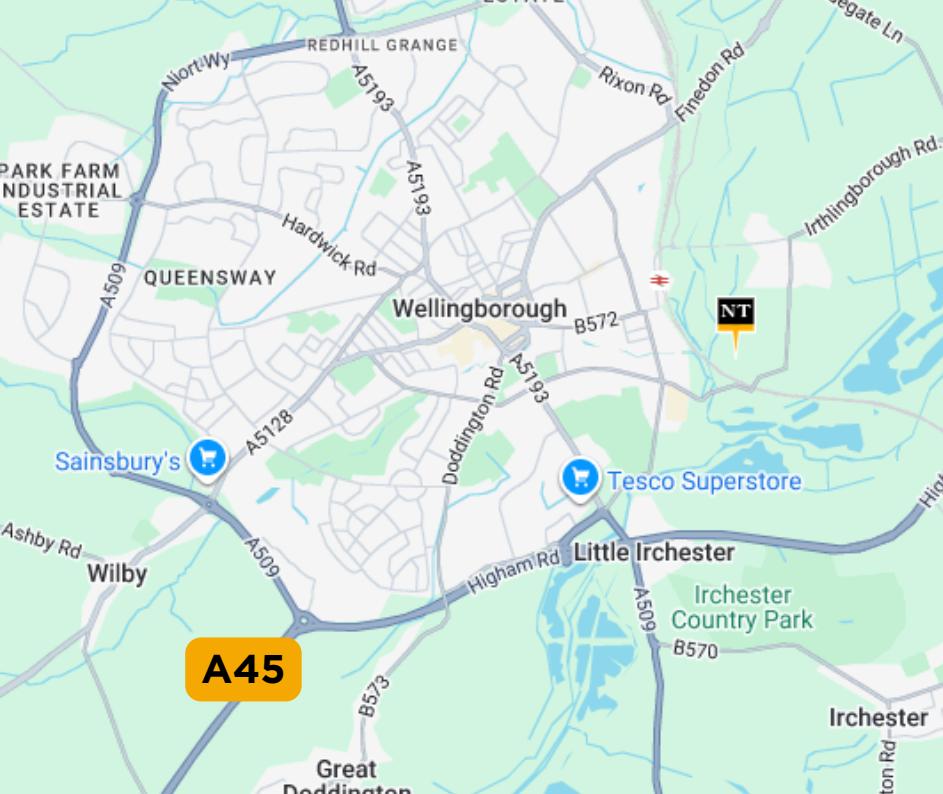
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**LEYLAND TRADING ESTATE
IRTHLINGBOROUGH ROAD | WELLINGBOROUGH | NN8 1RS**

**NEW INDUSTRIAL/WAREHOUSE UNITS
538 - 3,315 SQ FT**

www.leylandtradingestate.co.uk



LEYLAND TRADING ESTATE | IRTHLINGBOROUGH ROAD WELLINGBOROUGH | NN8 1RS

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.

DESCRIPTION

This new industrial development at Leyland Trading Estate will provide 20,375 sq ft of high quality industrial space arranged across 10 units. The new units, arranged in two terraced blocks, will range in size from 538 sq ft up to 3,294 sq ft and have been designed to suit a wide variety of business needs. Once completed, the new development will add to the existing 211,544 sq ft estate which is split into 96 units.

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, please contact one of the letting agents.

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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