

TO LET



NORTHERN TRUST

WWW.NTPROPERTIES.CO.UK

AVAILABLE FROM LATE SPRING/SUMMER 2026

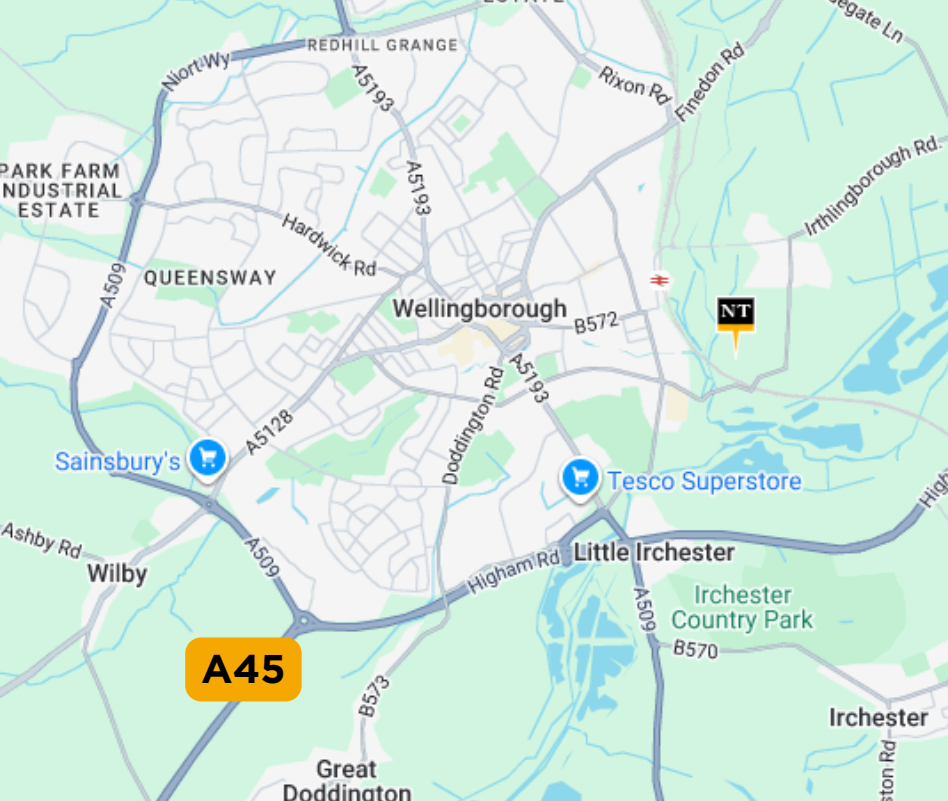
*image displayed is indicative.



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.



 midlands@northerntrust.co.uk



BUSINESS UNITS TO LET ACROSS THE UK

Follow us on



MISREPRESENTATION ACT: Northern Trust on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquires about the property in all respects; (iii) no partner and no person employed by Northern Trust has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Northern Trust. Designed by Northern Trust Company Limited. November 2025.