



NORTHERN TRUST
WWW.NTPROPERTIES.CO.UK



Generous eaves height allowing for efficient storage and operations



2 x large roller shutter doors for easy loading and unloading



3 Phase electricity



LED lighting throughout



Integral ground and first floor office space



Ample on-site parking and circulation space



Secure site with CCTV



UNIT 23-24 LEYLAND TRADING ESTATE

IRTHLINGBOROUGH RD | WELLINGBOROUGH | NORTHANTS | NN8 1RS

TO LET

**15,995 SQ FT (1,486 SQ M)
WAREHOUSE**

www.leylandtradingestate.co.uk

LOCATION

The property is located on the popular and well established Leyland Trading Estate situated in Wellingborough, which is 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 to the A45 dual carriageway which links the town with the A14 and M1 which also allows links to the east and west of the Country. The A45 links Wellingborough with Northampton, Rushden, and Peterborough.

Wellingborough Train Station is only a 4 minute drive away with East Midlands Trains operating direct trains to London St Pancras International from the station. The railway line also connects with Bedford, Luton, Leicester, Nottingham, Sheffield and Leeds.

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.

UNIT 23-24 LEYLAND TRADING ESTATE



DESCRIPTION

Unit 23-24 is a modern and spacious industrial unit, offering 15,995 sq ft of flexible space suitable for a range of uses, including manufacturing, warehousing or distribution. Located on the popular Leyland Trading Estate in Wellingborough which totals over 230,000 sq ft of industrial space in 100 units, Unit 23-24 offers open plan warehousing of 15,995 sq ft. The end terraced unit also incorporates integral office space and kitchen facilities situated on the ground floor along with additional offices and staff room on a first floor mezzanine level. The warehouse offers two loading doors. Externally the unit offers good parking and circulation space and the estate benefits from on-site estate management, CCTV and secure entrance.

TERMS

Details of rents and other charges are available on request from the letting agents. All figures quoted are exclusive of and will be subject to VAT at the prevailing rate.

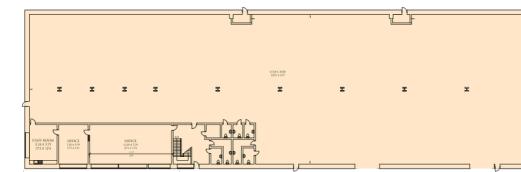
EPC

The EPC rating for the property is C56. A copy of the EPC certificate is available upon request.

FLOOR PLANS



FIRST FLOOR



GROUND FLOOR

VIEWING & FURTHER INFORMATION

For more details please contact the joint lettings.



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