

# BEAUCHAMP BUSINESS PARK

WISTOW ROAD | KIBWORTH | LEICESTERSHIRE | LE8 0RX

**TO LET**

**13 BRAND NEW  
WAREHOUSE /  
INDUSTRIAL UNITS**

**FROM 1,270 SQ FT TO 10,028 SQ FT  
(118 SQ M – 931.6 SQ M)**



[CLICK HERE TO VIEW THE  
LIVE ONGOING DEVELOPMENT](#)



**READY FOR OCCUPATION  
FROM Q2 2024**

# BEAUCHAMP BUSINESS PARK

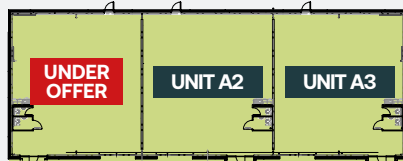
## LOCATION

Beauchamp Business Park is located on the outskirts of Kibworth, a large conurbation mid way between Leicester (9 miles) and Market Harborough (7 miles) on the A6, which also links to Kettering via the A14 and the M1 at Leicester via the A563 ring road. Kibworth is also surrounded by a number of affluent towns and conurbations.

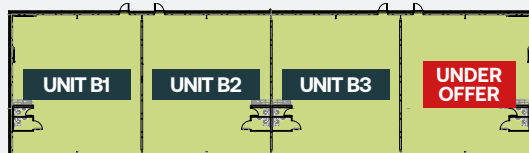
Train services can be found at Market Harborough and Leicester with fastest journey times of 50 minutes and 1 hour 5 minutes respectively to London St Pancras.



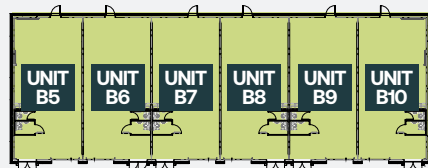
### UNIT A1-A3: 2,507 - 7,521 SQ FT PROPOSED GROUND FLOOR PLAN



### UNIT B1-B4: 2,507 - 10,028 SQ FT PROPOSED GROUND FLOOR PLAN



### UNIT B5-B10: 1,270 - 7,620 SQ FT PROPOSED GROUND FLOOR PLAN



## DESCRIPTION

13 new build warehouse/ industrial ranging in size from 1,270 up to 10,028 sq ft (Units B1 - B4 combined) available to let.

## TERMS

The units are available on new full repairing and insuring leases on terms to be agreed.

## VAT

VAT will be charged at the prevailing rate.









## EPC

To be assessed. Targeting 'A'.



## SPECIFICATION

The industrial units will be built to shell specification and comprise the following:

-  LED warehouse lighting
-  2x WCs
-  Fitted tea point
-  Level access loading
-  Mains utility connection
-  3 phase power
-  4.5m min. eaves height
-  Allocated parking

PLANS AVAILABLE  
ON REQUEST.

## CONTACT

Please contact the joint agents:



**Mark Brown**  
07730 416964  
mark@tdbre.co.uk

**Jack Brown**  
07969 291660  
jack@tdbre.co.uk



**Brodie Faint**  
07852 529977  
bfaint@phillipssutton.co.uk

**Sam Sutton**  
07794 081052  
ssutton@phillipssutton.co.uk

Phillips Sutton for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Phillips Sutton has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. May 2024. Design by carve-design.co.uk 16309/7