

# 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)**



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LIVE ONGOING DEVELOPMENT](#)



**READY FOR  
OCCUPATION**

# BEAUCHAMP BUSINESS PARK

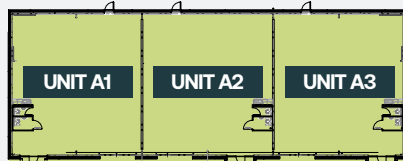
## LOCATION

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.

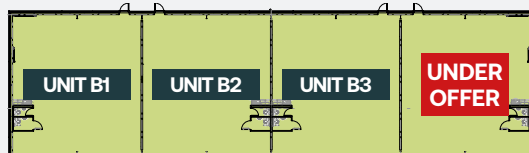
Train services can be found at Market Harborough and Leicester with fastest journey times of 50 minutes and 1 hour 5 minutes respectively to London St Pancras.



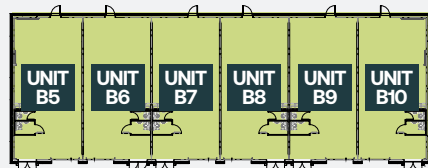
### UNIT A1-A3: 2,507 - 7,521 SQ FT PROPOSED GROUND FLOOR PLAN



### 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



## SPECIFICATION

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

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

## 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'.

PLANS AVAILABLE  
ON REQUEST.

## CONTACT

Please contact the joint agents:



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