



BEAUCHAMP

BUSINESS PARK

WISTOW ROAD • KIBWORTH • LEICESTERSHIRE • LE8 0RX

New development of industrial units
from 2,507 to 35,519ft² (233 to 3,300m²)

FOR SALE OR TO LET



Clowes Developments (UK) Ltd
cwc-beauchamp.co.uk

Industrial & Distribution / Office / Retail / Mixed Use / Residential / Leisure





Industrial units from 2,507 to 35,519ft² (233 to 3,300m²)

Design and Build opportunities available

Other unit sizes/ splits available. Terrace units can be combined to provide larger units. Please contact agents to discuss individual requirements further

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.

DESCRIPTION

Beauchamp Business park will comprise a mixture of high quality office and industrial units. The industrial units will range in size from 2,507ft² up to 35,519ft² approximately.



SCHEDULE OF AREAS

UNIT	SQ M	SQ FT	PARKING
UNIT C	419	4,510	12 spaces
UNIT D	937	10,085	16 spaces
UNIT E1	715	7,696	14 spaces
UNIT E2	715	7,696	15 spaces
UNIT E3	715	7,696	16 spaces
UNIT E4	715	7,696	16 spaces
TOTAL UNIT E	2,860	30,784	61 spaces
UNIT F1	233	2,507	7 spaces
UNIT F2	233	2,507	7 spaces
UNIT F3	233	2,507	7 spaces
UNIT F4	233	2,507	7 spaces
TOTAL UNIT F	932	10,028	28 spaces
UNIT G1	625	6,727	14 spaces
UNIT G2	410	4,413	9 spaces
Flexible unit sizes available			
TOTAL UNIT G	3,300	35,519	74 spaces

All areas are approximate GIA.

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SPECIFICATION

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

- Allocated parking/yard
- Three phase electricity
- Steel portal frame construction
- Minimum eaves height of 6m
- All mains services connected including gas
- Sectional overhead door loading
- Disabled WC

Additional fit out available subject to negotiation, please contact agents for further information.

Full 12 year legal warranty pack on both leasehold and freehold properties.

TERMS

The units are available on a freehold and leasehold basis. Prices and lease terms available on request.

VAT

VAT will be charged at the prevailing rate.

EPC

To be assessed. Similar properties have achieved 'A' ratings.

CLOWES GROUP

The CWC Group was founded over 50 years ago by the former Chairman, Charles W Clowes. The group has established a strong and resourceful team within a resilient corporate structure, built on a family of focused and dedicated companies.

The Group owns about 130 sites nationwide and which provides them with a land bank of approximately 3,000 acres (1,214 hectares).

CWC Group stands for quality and deliverability. We have a reputation for delivering industrial/ distribution space on sites across the UK. We also build in and out of town offices and handle retail and leisure properties.





BEAUCHAMP BUSINESS PARK

SAT NAV: LE8 ORX



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Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. January 2019. carve-design.co.uk 13865.

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