

PHASE 1
AVAILABLE Q1 2024



BEAUCHAMP

BUSINESS PARK

WISTOW ROAD • KIBWORTH • LEICESTERSHIRE • LE8 ORX

New development of industrial units
from 1,270 to 10,085 sq ft (118 to 937 sq m)

FOR SALE / MAY LET





Industrial units from 1,270 to 10,085 sq ft (118 to 937 sq m)

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 industrial units. The industrial units will range in size from 1,270 sq ft up to 10,085 sq ft approximately.



UNIT	SQ M	SQ FT
UNIT A1	233	2,507
UNIT A2	233	2,507
UNIT A3	233	2,507
UNIT B1	233	2,507
UNIT B2	233	2,507
UNIT B3	233	2,507
UNIT B4	233	2,507
UNIT B5	118	1,270
UNIT B6	118	1,270
UNIT B7	118	1,270
UNIT B8	118	1,270
UNIT B9	118	1,270
UNIT B10	118	1,270
UNIT C	419	4,510
UNIT D	937	10,085
UNIT E	937	10,085
UNIT F1	236	2,540
UNIT F2	236	2,540
UNIT F3	236	2,540
UNIT F4	236	2,540
UNIT G1	664	7,147
UNIT G2	441	4,746
UNIT G3	664	7,147
UNIT G4	441	4,746
UNIT G5	441	4,746
UNIT G6	664	7,147
TOTAL	8,891	95,688

*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
- Steel portal frame construction
- Minimum eaves height 5m
- Three phase electricity
- All mains services connected including gas
- Sectional overhead door loading

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

TERMS

The units are available on a freehold basis. Prices available on request. Leasehold offers may be considered.

VAT

VAT will be charged at the prevailing rate.

EPC

To be assessed. Targeting 'A'.

CLOWES DEVELOPMENTS

Clowes Developments 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).

Clowes Developments 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.



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Further Information

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

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