

PHASE 1  
80% SOLD  
AVAILABLE Q1 2024

PHASE 2  
COMING SOON  
MID 2024



# BEAUCHAMP

## BUSINESS PARK

WISTOW ROAD • KIBWORTH • LEICESTERSHIRE • **LE8 ORX**

New development of industrial units  
from 2,271 to 16,272 sq ft (211 to 1,512 sq m)

**FOR SALE / MAY LET**





## Industrial units from 2,271 to 16,272 sq ft (211 to 1,512 sq m)

Terrace units can be combined to provide larger units.

Other unit sizes / splits available. Please contact agents to discuss individual requirements further.

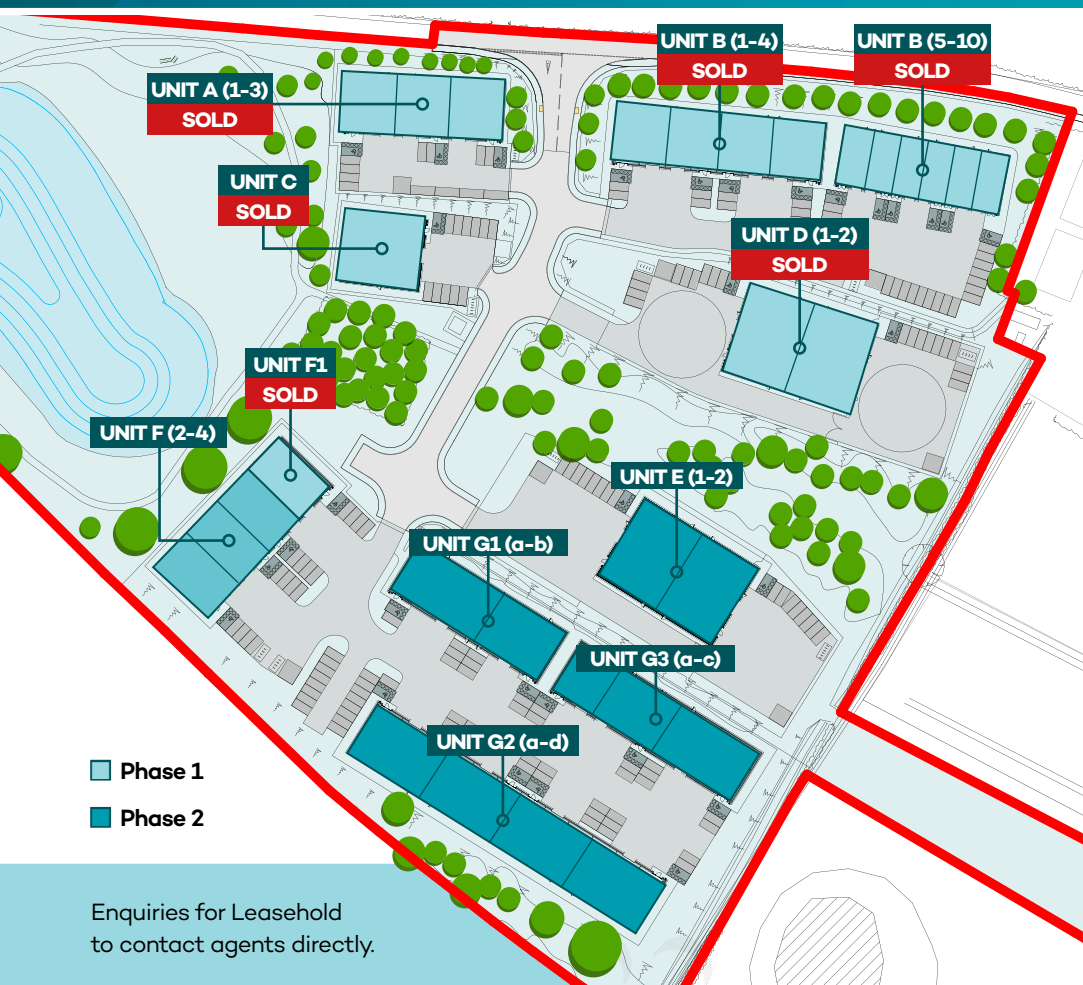
## LOCATION

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 2,271 sq ft up to 16,272 sq ft approximately.



PHASE	UNIT	SQ M	SQ FT	
1	UNIT A1	233	2,507	SOLD
	UNIT A2	233	2,507	SOLD
	UNIT A3	233	2,507	SOLD
	UNIT B1	233	2,507	SOLD
	UNIT B2	233	2,507	SOLD
	UNIT B3	233	2,507	SOLD
	UNIT B4	233	2,507	SOLD
	UNIT B5	118	1,270	SOLD
	UNIT B6	118	1,270	SOLD
	UNIT B7	118	1,270	SOLD
	UNIT B8	118	1,270	SOLD
	UNIT B9	118	1,270	SOLD
	UNIT B10	118	1,270	SOLD
	UNIT C	419	4,510	SOLD
2	UNIT D1	465	5,005	SOLD
	UNIT D2	465	5,005	SOLD
1	UNIT E1	465	5,005	
	UNIT E2	465	5,005	
	UNIT F1	236	2,540	SOLD
	UNIT F2	236	2,540	
2	UNIT F3	236	2,540	
	UNIT F4	236	2,540	
	UNIT G1a	445	4,789	
	UNIT G1b	333	3,584	
	UNIT G2a	378	4,068	
	UNIT G2b	378	4,068	
	UNIT G2c	378	4,068	
	UNIT G2d	378	4,068	
	UNIT G3a	211	2,271	
	UNIT G3b	316	3,401	
	UNIT G3c	424	4,563	
	TOTAL	8,817	94,889	

\*All areas are approximate GIA.



# BEAUCHAMP

## BUSINESS PARK

### 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 5.5m
- 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.





## Further Information

Please contact the joint agents:



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