

AVAILABLE NOW

5 UNITS  
REMAINING!



# 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**



[clowes-beauchamp.co.uk](http://clowes-beauchamp.co.uk)

**Clowes**   
DEVELOPMENTS



## 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	STATUS	
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	
2	UNIT B8	118	1,270	SOLD	
	UNIT B9	118	1,270	SOLD	
	UNIT B10	118	1,270	SOLD	
	UNIT C	419	4,510	SOLD	
	UNIT D1	465	5,005	SOLD	
	UNIT D2	465	5,005	SOLD	
	UNIT E1	465	5,005	SOLD	
	UNIT E2	465	5,005	SOLD	
	1	UNIT F1	236	2,540	SOLD
		UNIT F2	236	2,540	U/O
UNIT F3		236	2,540	SOLD	
UNIT F4		236	2,540	SOLD	
2	UNIT G1a	445	4,789		
	UNIT G1b	333	3,584		
	UNIT G2a	378	4,068	U/O	
	UNIT G2b	378	4,068	U/O	
	UNIT G2c	378	4,068	U/O	
	UNIT G2d	378	4,068	U/O	
	UNIT G3a	211	2,271		
UNIT G3b	316	3,401			
UNIT G3c	424	4,563			
<b>TOTAL</b>		<b>8,802</b>	<b>94,739</b>		

Enquiries for Leasehold to contact agents directly.

\*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

The buildings have an EPC rating of '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.



[Click here to view the CGI fly through video](#)



# BEAUCHAMP

BUSINESS PARK



## Further Information

Please contact the joint agents:

**TDB**  
Real Estate  
tdbre.co.uk  
**01604 60 40 20**

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

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

**phillips sutton**  
**0116 2165144**  
www.phillipsutton.co.uk

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

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