

AVAILABLE NOW

LAST UNIT  
REMAINING



# BEAUCHAMP

## BUSINESS PARK

WISTOW ROAD • KIBWORTH • LEICESTERSHIRE • LE8 0YE

Brand-new 4,563 sq ft industrial unit  
**AVAILABLE NOW**

**FOR SALE / MAY LET**





Industrial unit  
4,563 sq ft

AVAILABLE NOW!

FOR SALE / MAY LET

## 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 comprise a mixture of high-quality industrial units. The industrial unit available is G3 (C) and comprises 4,563 sq ft.



| 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 |
| 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 |
|       | UNIT F1  | 236   | 2,540  | SOLD |
|       | UNIT F2  | 236   | 2,540  | SOLD |
| 1     | UNIT F3  | 236   | 2,540  | SOLD |
|       | UNIT F4  | 236   | 2,540  | SOLD |
|       | UNIT G1a | 445   | 4,789  | SOLD |
|       | UNIT G1b | 333   | 3,584  | SOLD |
|       | UNIT G2a | 378   | 4,068  | SOLD |
|       | UNIT G2b | 378   | 4,068  | SOLD |
|       | UNIT G2c | 378   | 4,068  | SOLD |
|       | UNIT G2d | 378   | 4,068  | SOLD |
|       | UNIT G3a | 211   | 2,271  | SOLD |
|       | UNIT G3b | 316   | 3,401  | SOLD |
| 2     | UNIT G3c | 424   | 4,563  | SOLD |
|       | TOTAL    | 8,802 | 94,739 |      |

Enquiries for Leasehold  
to contact agents directly.

\*All areas are approximate GIA.



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### SPECIFICATION

**The industrial units have been 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.

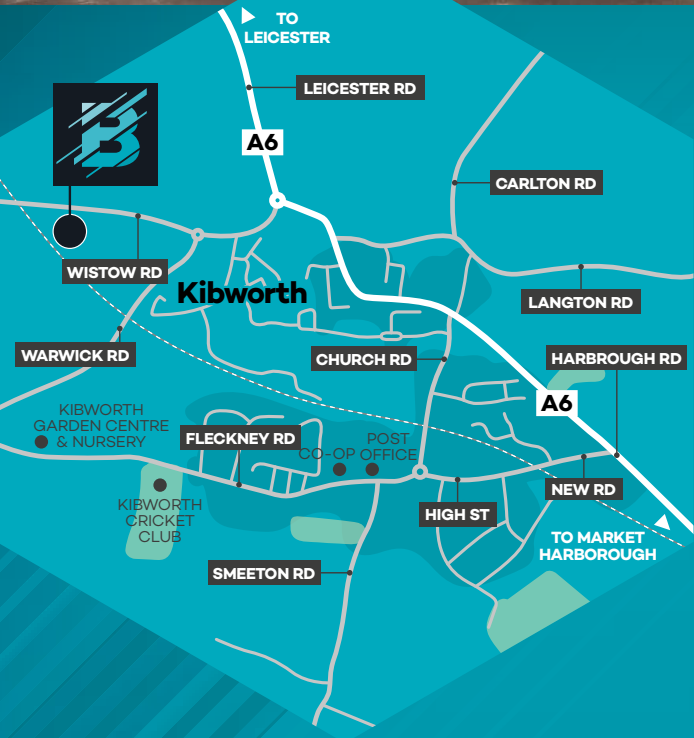


[Click here to view the CGI fly through video](#)



# BEAUCHAMP

## BUSINESS PARK



### Further Information

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