



UNIT 19 (PART)

ASCENT LOGISTICS PARK

LEIGHTON BUZZARD • LU7 3RJ



Immediately available TO LET

Fully racked & fitted logistics space plus offices from 20,000 to 53,690 sq ft

Key features



- Rare opportunity for fully racked & fitted logistics space
- 13 minutes drive time to M1 junc 11a
- Immediately available
- High quality shared amenity and canteen space
- Offices and meeting rooms up to 5,506 sq ft available
- Warehouse availability from 20,000 sq ft
- Generous service yard and car parking

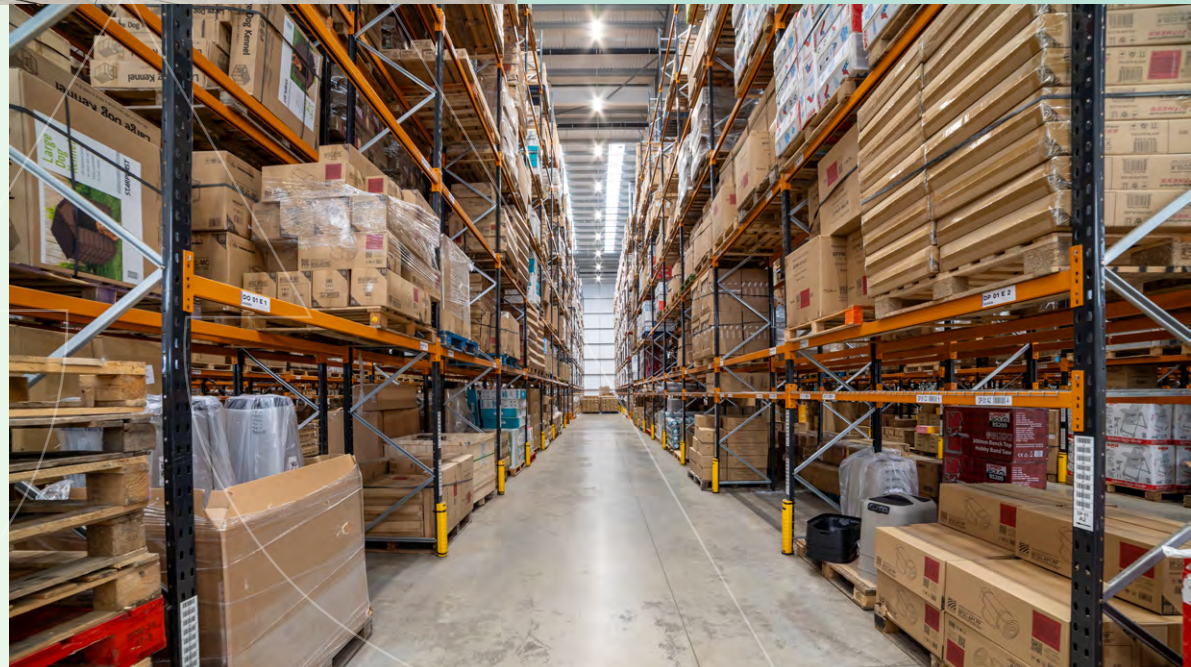




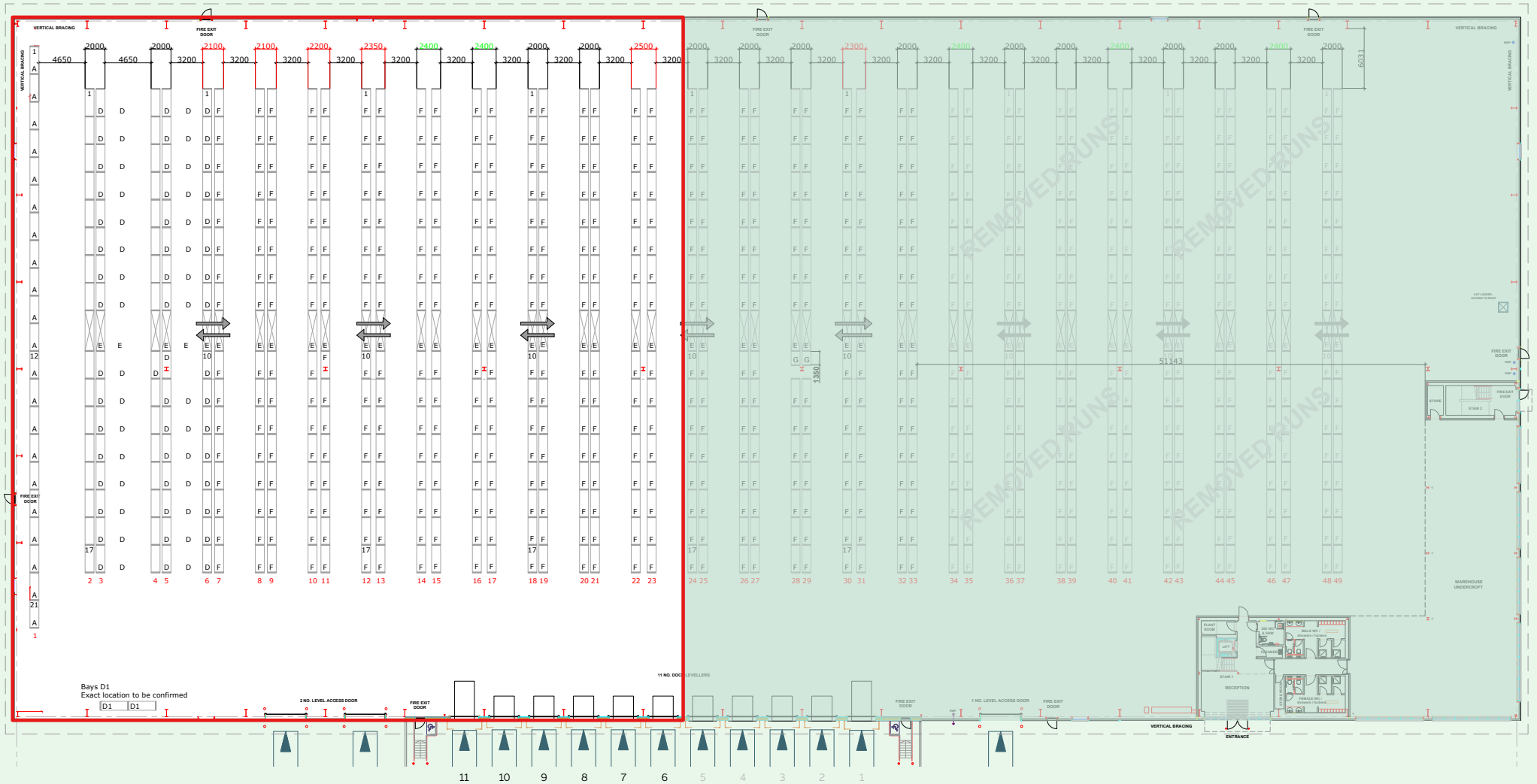
- ▲ Eaves Height 15m
- ▲ Generous yard and HGV parking provision
- ▲ Use of 6no. loading docks & 2no. level access doors
- ▲ Shared amenity provision including large break out area, WCs & showers
- ▲ Separate drivers log in area and WC provision can be shared
- ▲ Excellent on site car parking
- ▲ Strong ESG credentials

Description

Unit 19 offers a unique opportunity to lease high quality fully racked space (up to 5,660 pallet positions) on a flexible basis. Our client can work with an occupier to provide secure space that suits the business need by reconfiguring or removing racking as required.




Racking plan



Eaves height
15m



 M1 (J11A)

A5

A505

Leighton Road

Fraserfields Way

ASCENT
LOGISTICS PARK

UNIT 19

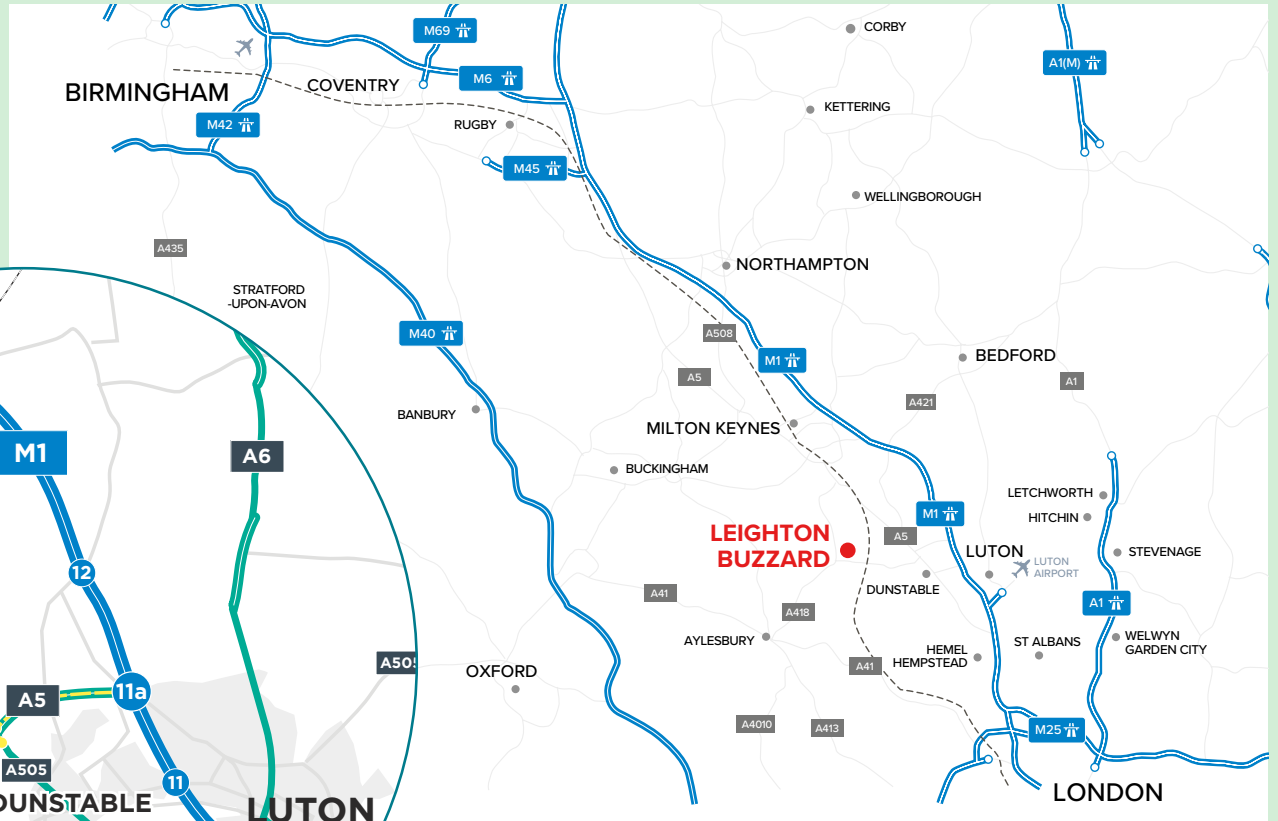


Just a 13-minute drive to M1 Junction 11A
for convenient motorway access.

Location

Ascent Logistics Park is a new commercial area within Leighton Buzzard, located on the eastern edge of the town. Motorway access has significantly improved as a result of the A5-M1 Link and Junction 11A (7 miles away).

The town centre and Leighton Buzzard train station are both within easy reach. Leighton Buzzard train station links into London Euston with a fastest journey time of 30 minutes.



Ascent Logistics Park | Freshfields Way | Leighton Buzzard | LU7 3RJ



M1 Junction 11A 7 miles
 A5 4 miles
 M25 23 miles

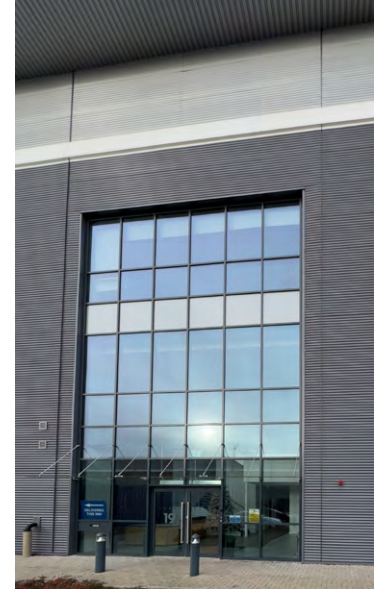
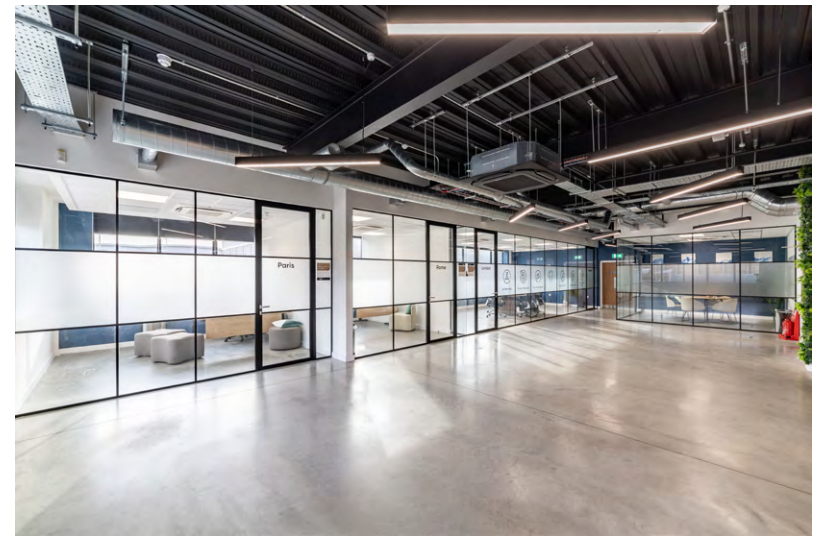


London Euston 30 mins
 Milton Keynes 9 mins
 Birmingham 1 hr 16 mins

From Leighton Buzzard train station



London Luton 15 miles
 London Heathrow 43 miles
 Stansted 62 miles



Accommodation

	SQ FT	SQ M
Warehouse	20,000 - 48,185	1,858 - 4,477
Offices	0 - 5,505	0 - 511
Total (up to)	53,690	4,988

All measurements are approximate and on a gross internal basis.

Terms

Short term / flexible lease terms are available. Price on application

The business rates and running costs will be allocated on a pro-rata basis.

VAT

The property is VAT registered.

EPC

A-9. Note this is the EPC rating for the whole building.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.



Further information

For further information, please contact the joint agents:

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