

The logo for APEX, with 'APEX' in a bold, sans-serif font. The 'A' and 'P' are teal, while the 'E' and 'X' are orange. The letters are closely spaced and have a modern, geometric feel.

APEX

— P A R K —

LEIGHTON BUZZARD, LU7 3RE

High-Quality Refurbished Industrial / Warehouse Units To Let

1,896 – 8,338 sq. ft (176.17 – 774.71 sq. m)

Modern, refurbished space ready for occupation

Apex Park comprises a modern industrial / warehouse development situated on Fraserfields Way, Leighton Buzzard. Constructed in 2021, the scheme comprises 13 units and offers high-quality refurbished accommodation suitable for a variety of occupier requirements. There are currently four available units, fully refurbished ranging from 1,896 sq. ft to 8,338 sq ft. Each unit benefits from level access loading provisions, allocated parking and loading apron and internal heights ranging from 7.0 - 10.4m.



Accommodation

	SQ.FT	SQ.M
Unit 2		
Ground floor	7,040	654.08
First floor office	1,298	120.63
Total	8,338	774.71

Unit 3		
Ground floor	1,896	176.17
Total	1,896	176.17

Unit 6		
Ground floor	1,938	180.04
Total	1,938	180.04

Unit 11		
Ground floor	4,545	422.21
First floor office	815	75.68
Total	5,360	497.89

Specification



Newly refurbished



7 - 10.4m internal heights



Electric level access loading doors



3-phase power supply



Reception area



First floor office accommodation (Units 2 & 11)



WC and shower facilities



Allocated car parking



EV charging points onsite



EPC A



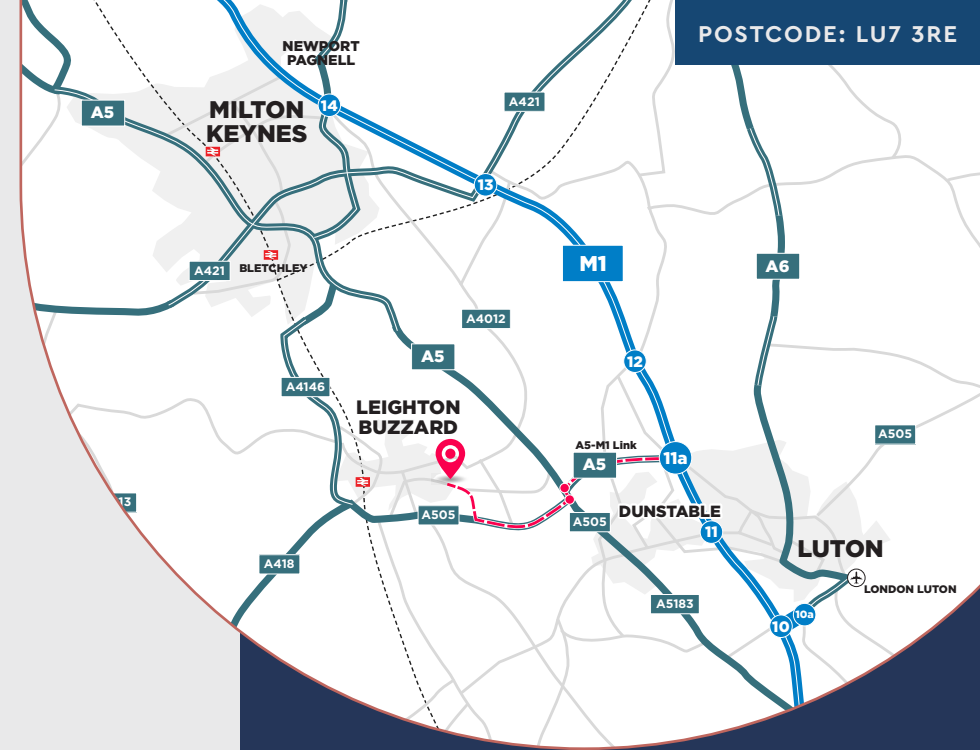
Well Placed for Regional and National Reach

Situated on Fraserfields Way just off the Leighton Road in Leighton Buzzard, the site benefits from excellent transport links, with convenient access to the A505 Leighton Buzzard bypass which in turn connects the town to the A5-M1 Link Road and Junction 11A of the M1 (7.5 miles away).

Leighton Buzzard itself is ideally situated with Milton Keynes easily reached to the north via the A5, while Luton and Dunstable are accessible to the south via the A505. The town also offers regular mainline rail services, providing direct access to London Euston in approximately 30 minutes.

/// //spices.hobby.vase

 Google Maps



Local connections

Leighton Buzzard Station	3.0 miles	9 mins
A5	3.0 miles	6 mins
M1 (J11A)	7.5 miles	10 mins

Key surrounding locations

Milton Keynes	13.7 miles	23 mins
London Luton Airport	16.1 miles	25 mins
Central London	47.4 miles	83 mins
Birmingham	80.4 miles	92 mins

Direct rail services

London Euston	30 mins
Birmingham New Street	108 mins



VIEW PHOTO GALLERY





P A R K

LEIGHTON BUZZARD, LU7 3RE

TERMS

The units are available on new Full Repairing and Insuring (FRI) leases with terms to be agreed.

RENT

On application.

RATEABLE VALUES*

Unit 2: £72,000

Unit 3: £21,750

Unit 6: £21,750

Unit 11: £59,500

*2026 Valuation List. Interested parties are advised to make their own enquiries directly with the local council.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT which will be applicable at the prevailing rate.

EPC

Unit 2: A (25)

Unit 3: A (24)

Unit 6: A (25)

Unit 11: A (23)

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with a new letting.

ANTI-MONEY LAUNDERING

The tenant will be required to submit documentation to satisfy anti-money laundering regulations.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the joint sole agents.



STAN GIBSON

stanley.gibson@colliers.com

07776 605 378

LOUIE GREEN

louie.green@colliers.com

07557 062 021



LOUIS DAY

lday@lsh.co.uk

07708 479 451

POPPY NELSON

pnelson@lsh.co.uk

07593 893 817

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 10/26