



## COMMERCE WAY INDUSTRIAL ESTATE

**TO LET**  
**INDUSTRIAL / WAREHOUSE UNIT**  
**6,119 SQ FT (575.9 SQ M)**

Leighton Buzzard • LU7 4RW

# UNIT 7



## LOCATION

The unit is located on Commerce Way, just off of Stanbridge Road, one of the main established commercial areas within Leighton Buzzard, on the eastern edge of the town. The estate is 1.5 miles from the town centre and 2.5 miles from Leighton Buzzard train station which sits on the West Coast Main Line (Euston – Birmingham). The estate is linked to the M1 (Junction 11A – 8 miles away) via the A4146 Leighton Buzzard Bypass and the A5 – M1 Link. Other occupiers on the estate include New Century Doors, Kombimatec Machines and P&C Precision Engineers.



## ACCOMMODATION

The property provides the following approximate gross internal floor areas:

UNIT	SQ FT	SQ M
7	6,119	575.9

## DESCRIPTION

Industrial unit to be comprehensively refurbished, completion Q4 2026.

Unit includes ground and first floor offices.

## SPECIFICATION

- To be refurbished
- Ample office accommodation
- Front and back roller shutter doors
- Enclosed secure yard
- LED lighting
- Three-phase power supply
- Forecourt parking



## BUSINESS RATES

Rateable Value - £48,500.

## SERVICE CHARGE

Budget figure available upon request.

## EPC

Targeting EPC B.

## VIEWINGS

For further information or to arrange a viewing, please contact:



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