

# TRINITY HALL FARM

WATLING STREET, LEIGHTON BUZZARD, LU7 9PY

---

FOREST  
REAL ESTATE  
INCORPORATING Smiddy & Co

# TO LET

## 454 TO 766 SQ FT

### Two Beautifully crafted self-contained offices

#### Key Features

- Gated Entrance
- High Speed Internet
- Ample Car Parking
- Fitted Security Alarm
- LED Lighting
- Unique Secluded & Peaceful Location
- Under Floor Heating
- Tea Point / Kitchenette
- On Site Shower Facility
- Office Furniture Available by Separate Negotiation

**Trinity Hall Business Park, Trinity Hall Farm, Watling Street**  
Leighton Buzzard, LU7 9PY





## Description

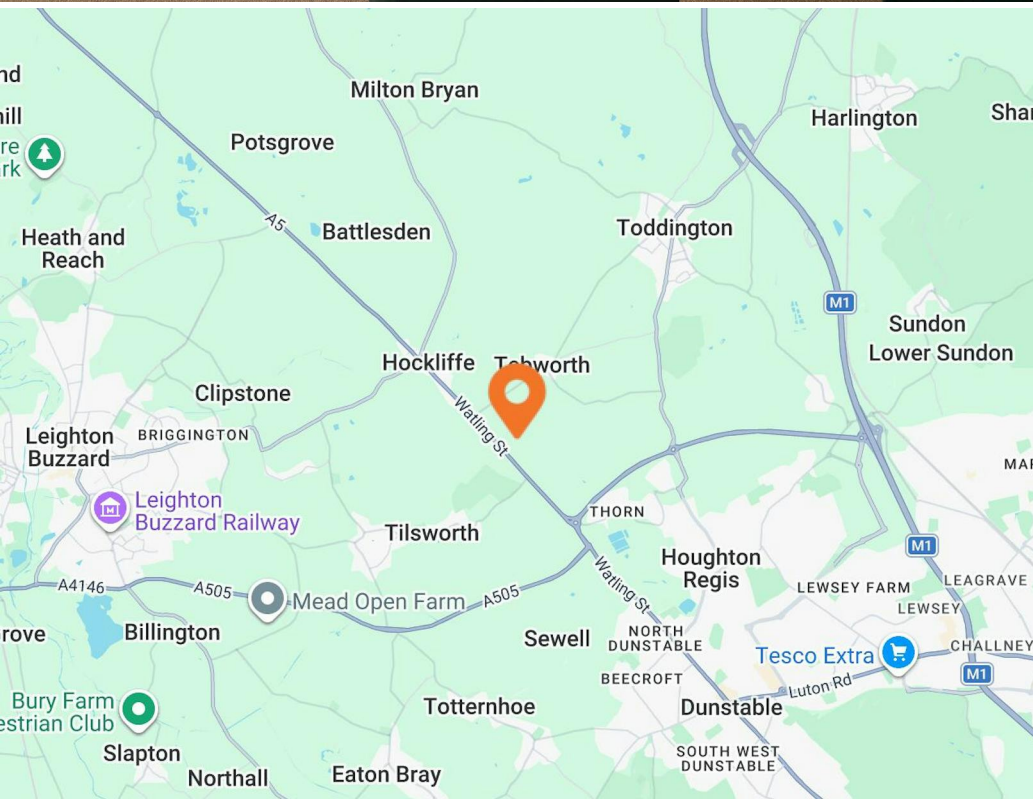
A recently completed development of self-contained office/business units designed to meet the needs of modern enterprises, featuring private entrances, underfloor heating, connected WiFi, kitchens and WC facilities.

Unit 4 amounts to 454 ft<sup>2</sup> and unit 8 766 ft<sup>2</sup>. They are available on new flexible licence agreements for a term to be agreed, minimum 12 months.

## Location

Trinity Hall Business Park is located in Hockliffe, Bedfordshire on the A5 Watling Street and provides a serene, countryside setting while being conveniently close to major transport links. With easy access to Junction 11a of the M1 motorway and nearby train stations, Hockliffe ensures seamless connectivity to London and Milton Keynes.

Leighton Buzzard Railway Station can be found approximately 3 miles away (London Euston approx. 30 minutes travel time).





# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Unit 4	454	42.18	£16,500 /annum	Available
Ground - Unit 8	766	71.16	£26,750 /annum	Available
<b>Total</b>	<b>1,220</b>	<b>113.34</b>		
<b>Lease</b>	Licence			
<b>Rent</b>	£16,500 - £26,750 per annum . The rent is fully inclusive of utilities, service charge and fibre internet connection plus VAT.			
<b>Rates</b>	Small business rates relief may apply, subject to eligibility criteria.			
<b>Service Charge</b>	N/A			
<b>VAT</b>	Applicable			
<b>EPC</b>	A (2)			

# Contact

## Ethan Shine

020 3355 1555 | 07792 781 096  
ethan@forestrealestate.co.uk

## Zach Forest

020 3370 4470 | 07890 209 397  
zach@forestrealestate.co.uk

## London Office Team

55 St John Street, London, EC1M 4AN  
020 3370 4470

## London Industrial Team

1 Bridge Lane, London, NW11 0EA  
020 3355 1555

## Hertfordshire Team

Oak House, Reeds Crescent, Watford, WD24 4QP  
01923 911 007

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)  
[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

**Trinity Hall Business Park, Trinity Hall Farm, Watling Street**  
Leighton Buzzard, LU7 9PY

**F O R E S T**  
REAL ESTATE  
INCORPORATING Smiddy & Co

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 02/04/2026