



TRINITY HALL FARM

WATLING STREET, LEIGHTON BUZZARD, LU7 9PY

FOREST
REAL ESTATE
—
INCORPORATING Smiddy & Co

TO LET

458 SQ FT

To Let. Beautiful crafted new office premises.

Key Features

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

Unit 3 Trinity Hall Business Park, Trinity Hall Farm, Watling Street
Leighton Buzzard, LU7 9PY





Description

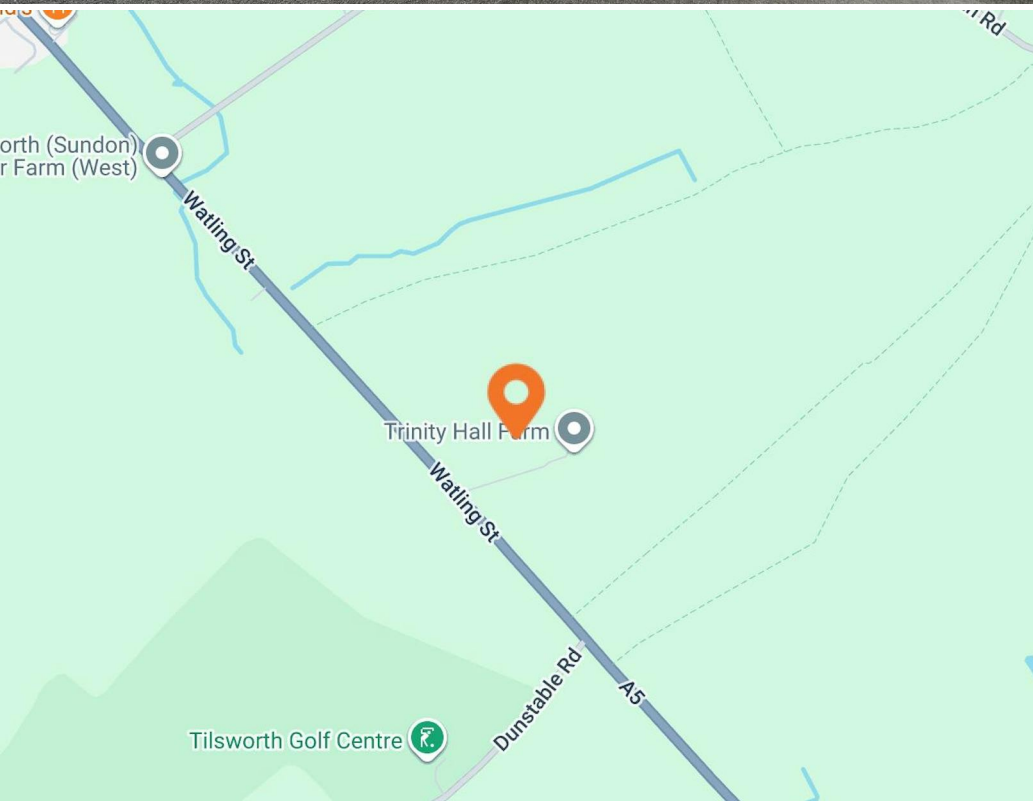
A recently completed development of self-contained office/business units designed to meet the needs of modern enterprises, featuring private entrances, underfloor heating, connected WiFi, kitchens and WC facilities.

Unit 3 amounts to 458 sq ft and is available on a new flexible licence for a term to be agreed.

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

Lease	Licence
Rent	£16,500 per annum Rent is fully inclusive of utilities and fibre internet connection plus VAT. Business Rates are however subject to eligibility.
Rates	£6.65 per sq ft
Service Charge	N/A
VAT	Applicable
EPC	A (2)

Contact

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