

Unit S2
Cherrycourt Way
Leighton Buzzard

BR INDUSTRIAL
TRUST

Industrial / Warehouse Unit

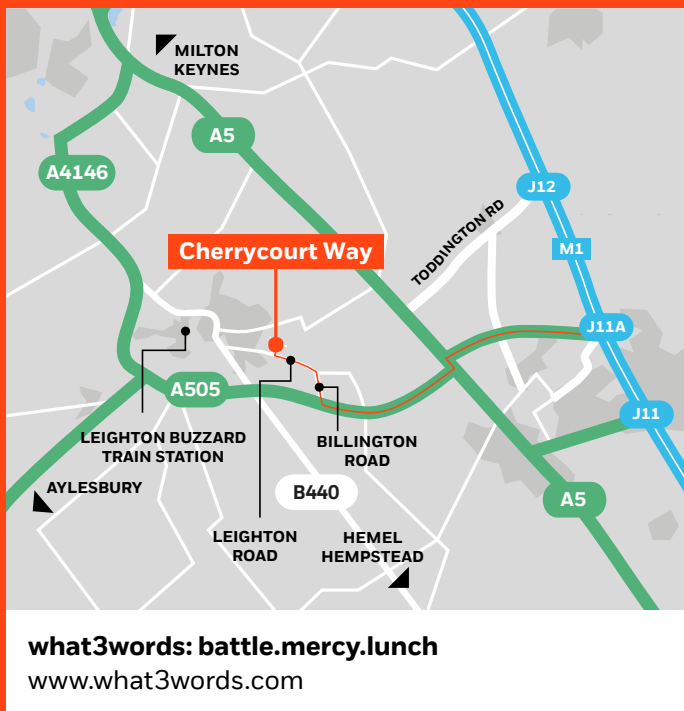
10,800 sq ft (1,003 sq m)

To Let

Unit S2, Cherrycourt Way,
Leighton Buzzard, LU7 4UH



UNDER COMPREHENSIVE REFURBISHMENT
AVAILABLE MARCH 2026



IDEALLY SITUATED

Cherrycourt Way sits 1.3 miles away from Leighton Buzzard town centre and 2 miles from Leighton Buzzard train station. Its ideal location allows access to the M25 in under 30 minutes, as well as Central London in just over an hour.

DESCRIPTION

Warehouse unit undergoing refurbishment and available for occupation in March 2026. The comprehensive refurbishment includes replacement of the roof, relining of the gutters, installation of a new insulated sectional loading door, the addition of an EV charger, upgraded LED lighting and full redecoration throughout. The generous forecourt area provides parking for approx 16 cars and is capable of being enclosed. The unit is available to let on a new lease. The unit has a Rateable Value of £71,500 (2023 Rating List).



Generous
yard area



Targeting
EPC B



1 new sectional
loading door



EV
charging



6.4m
Eaves height



LED lighting
throughout



Two storey
offices



New
roof

CONNECTIVITY

Description	Miles	Time
Leighton Buzzard Train Station	2.3	9 mins
M1 J11A	8.3	13 mins
London Luton Airport	16.4	22 mins
Hemel Hempstead	16.5	28 mins

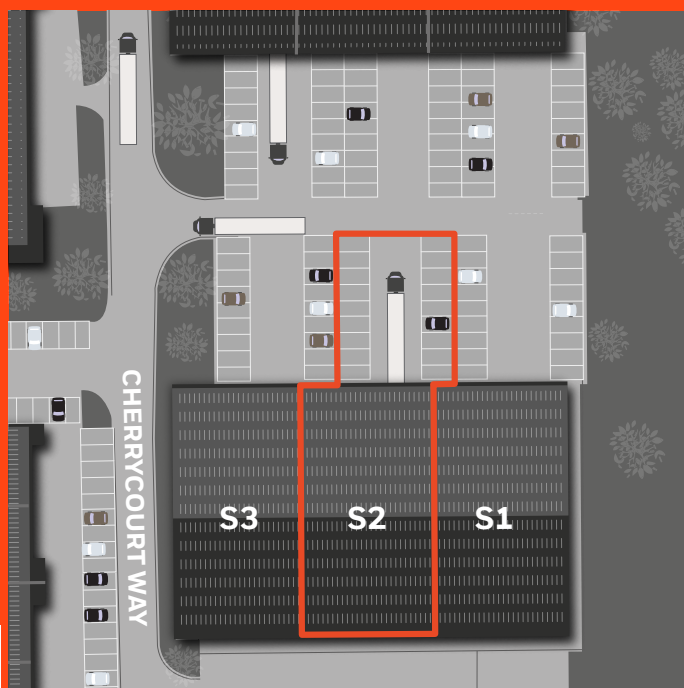
ACCOMMODATION

Description	GIA sq ft	GIA sq m
Warehouse	8,307	771.7
Ground Floor Office	1,261	117.2
First Floor Office	1,232	114.5
Total	10,800	1,003

VAT

VAT is payable on rents and charges.

LOCAL OCCUPIERS



FURTHER INFORMATION

Further information is available from the joint agents.



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