

NEW BURY FARM

MILL ROAD, LEIGHTON BUZZARD, LU7 9BT

FOREST
REAL ESTATE
INCORPORATING Smiddy & Co

TO LET

1,447 TO 2,171 SQ FT

Last 3 Units Remaining - New Single Storey Industrial Units To Let

Key Features

- On site security
- Powered Loading Doors
- WC's and Kitchenette
- Fibre Broadband
- Minimum eaves from 5 - 7 metres
- LED Lighting
- 3 Phase power connected
- Ample car parking

**New Bury Business Park, New Bury Farm, Mill Road
Leighton Buzzard, LU7 9BT**





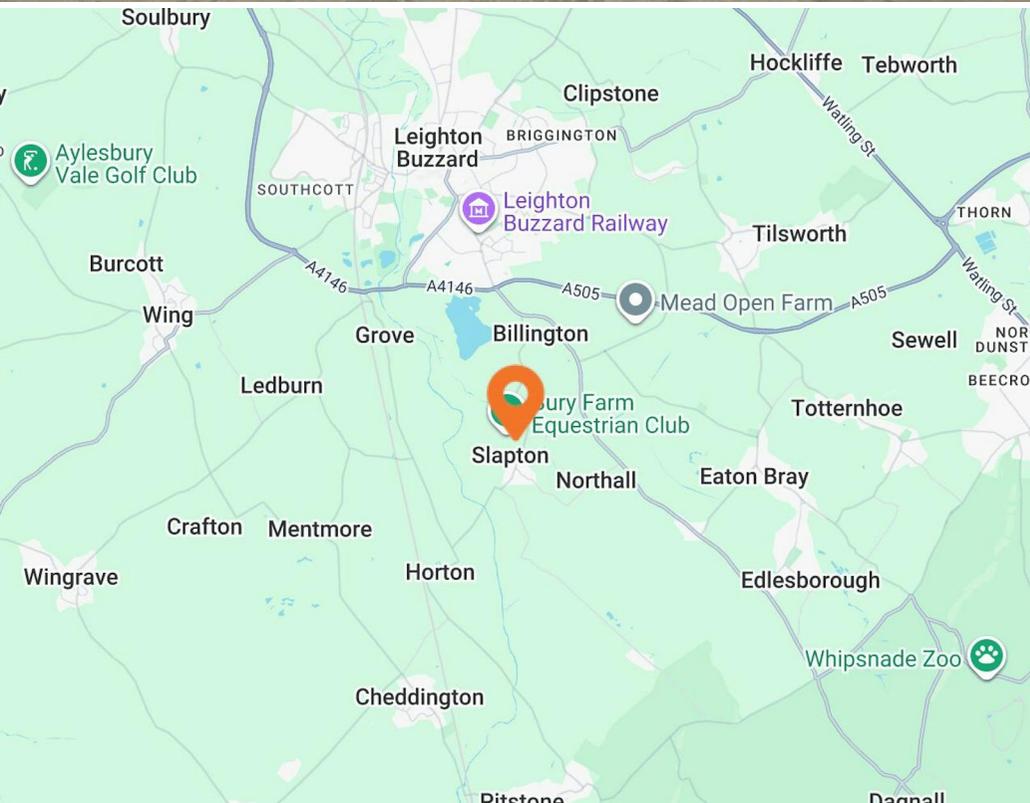
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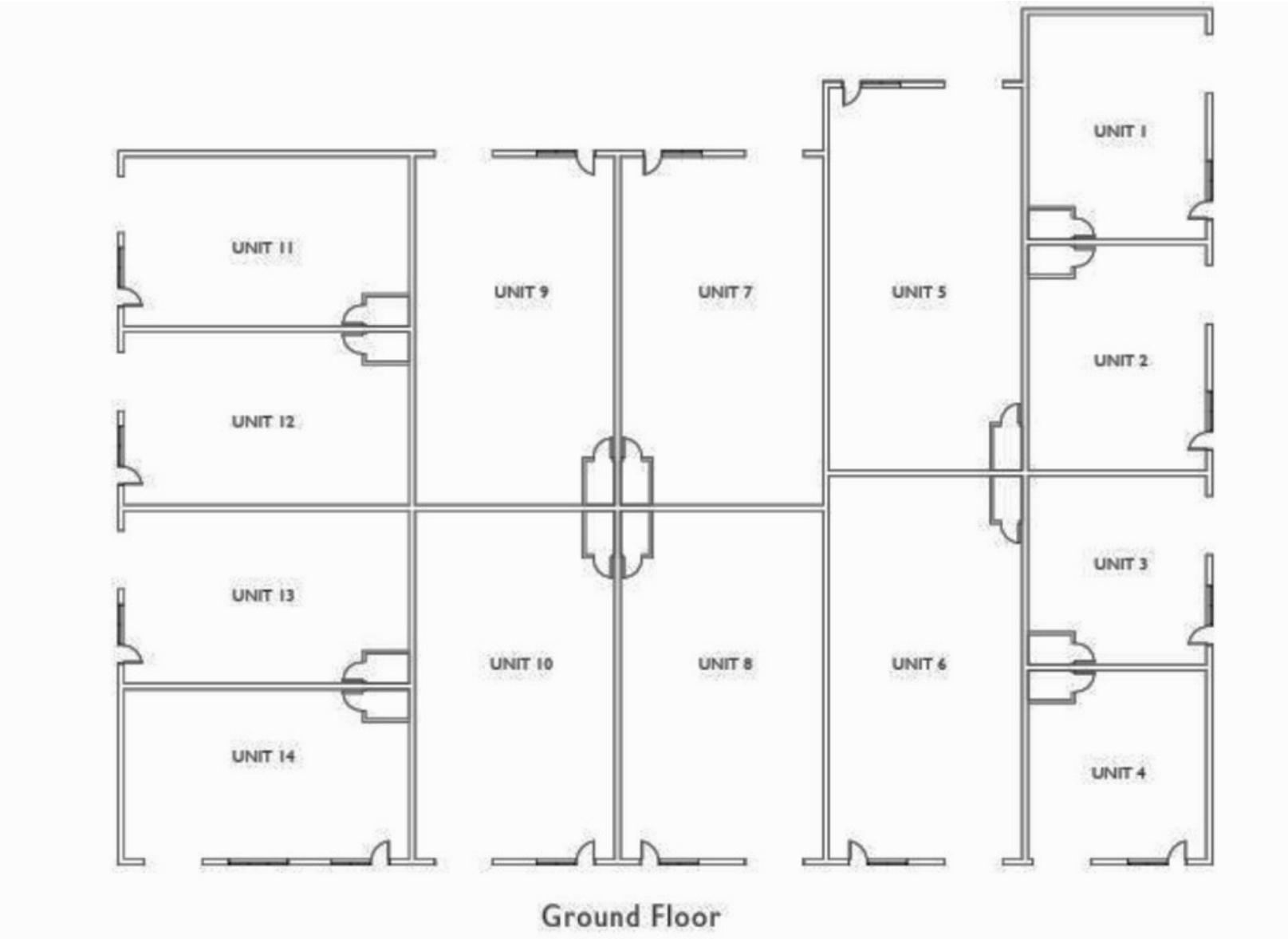
A new development of 14 self-contained single storey industrial / storage units ranging in sizes from 950 up to 2,170 sq ft that can be combined to provide larger accommodation. Available for occupation from July this year, the units are being completed to a high standard of finish with good access and car parking.

Location

Located on the outskirts of Leighton Buzzard within a short drive of the A4146 and A505 that connect to Junction 11a of the M1 Motorway (approx. 9.4 miles) and Milton Keynes (approx. 18 miles).

Leighton Buzzard main line rail station provides a direct service to London Euston (33 minutes) and Milton Keynes (12 minutes) and further services North.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 10	2,013	187.01	£36,234 /annum	Available
Unit - 1	1,447	134.43	£26,046 /annum	Available
Unit - 5	2,171	201.69	£39,078 /annum	Available

Lease	New Lease
Rent	£18 per sq ft
Rates	Small business rates relief may apply, subject to eligibility criteria.
Service Charge	£2.50 per sq ft
VAT	Applicable
EPC	On application

Contact

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