



//UNION PARK

NEW INDUSTRIAL / WAREHOUSE UNIT
UNIT 3 - 17,356 SQ FT

GROVEBURY ROAD, LEIGHTON BUZZARD, LU7 4ER

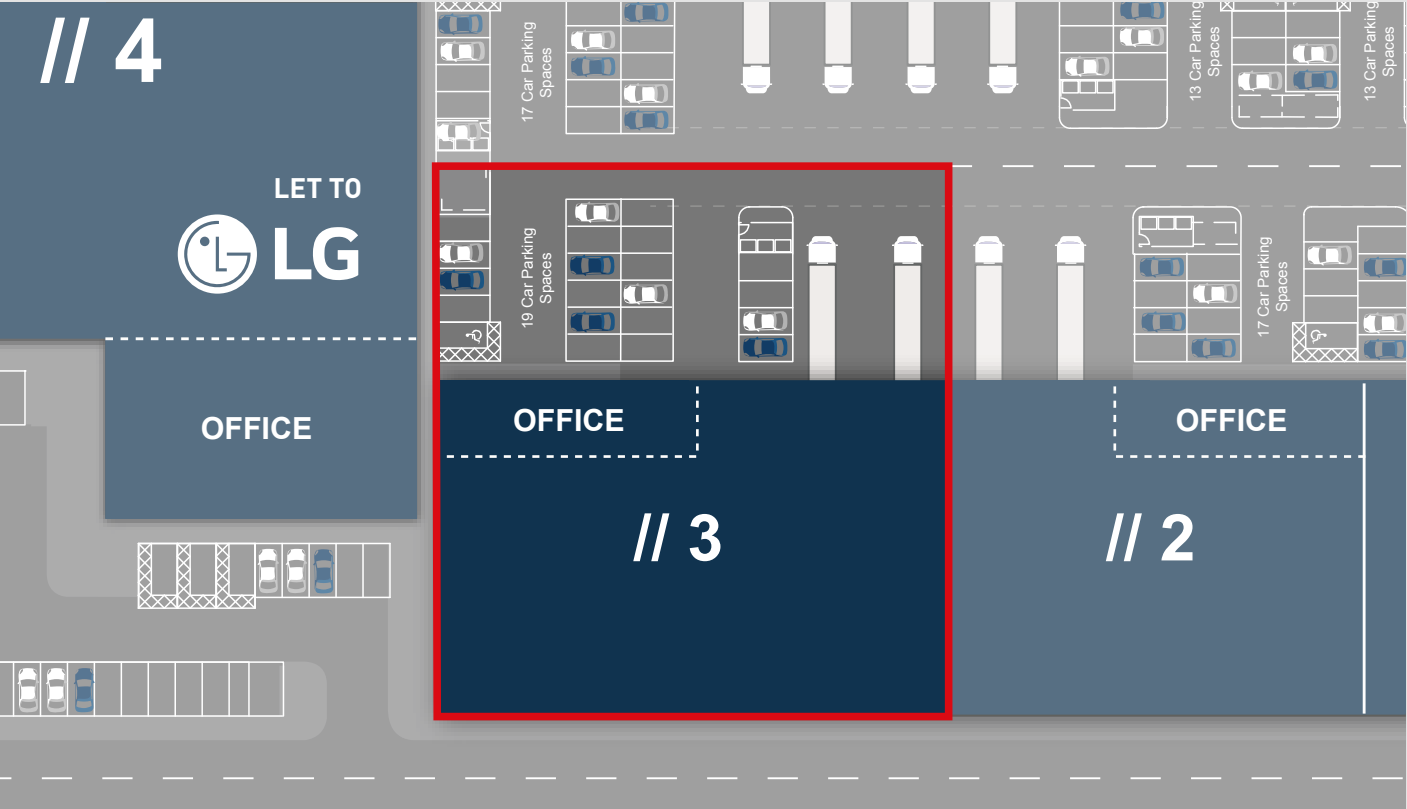
AVAILABLE NOW

▲ TRITAX

OPERATIONAL FLEXIBILITY

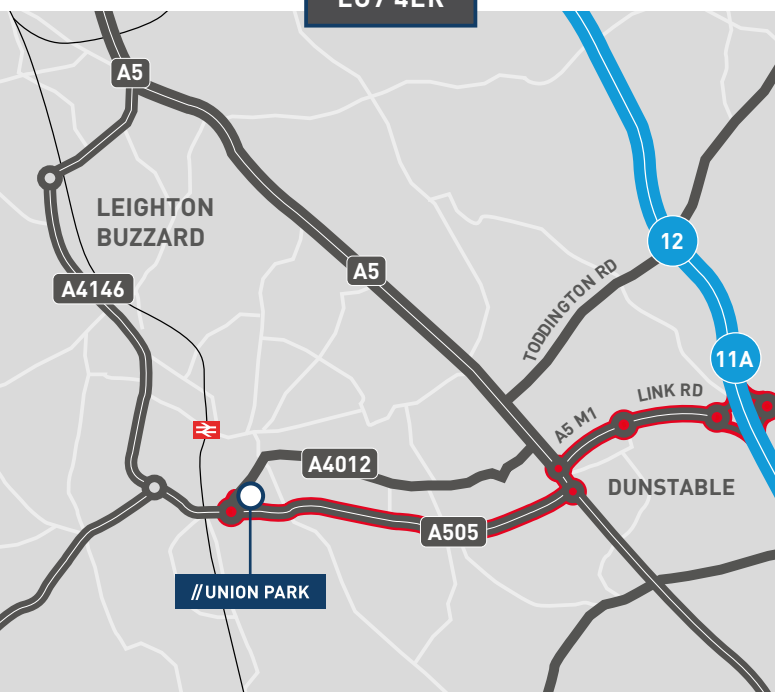
A NEW HIGH QUALITY INDUSTRIAL / DISTRIBUTION UNIT SUITABLE FOR B1C (LIGHT INDUSTRIAL), B2 (GENERAL INDUSTRIAL) & B8 (STORAGE & DISTRIBUTION) USES.

UNIT 3		SQ FT
WAREHOUSE		15,570
OFFICES		1,786
TOTAL GEA		17,356
CLEAR INTERNAL HEIGHT		8M
LEVEL ACCESS		2
CAR PARKING		19
YARD DEPTH		16.5M



UNIT SPECIFICATION			
OFFICE		WAREHOUSE	EXTERNALS
FIRST FLOOR OFFICE	KITCHENETTE	EPC RATING OF A	BREEAM VERY GOOD
RAISED FLOORS	COMFORT COOLING	40KN/M2	LED LIGHTING
SUSPENDED CEILING	MALE & FEMALE WCS	10% NATURAL ROOF LIGHTS	LANDSCAPED ENVIRONMENT
FULLY CARPETED	DISABLED WCS	EV CHARGING POINTS	BICYCLE SHELTER





A STRATEGIC LOCATION

UNION PARK IS LOCATED IN BEDFORDSHIRE, APPROXIMATELY 42 MILES TO THE NORTH WEST OF CENTRAL LONDON, 13 MILES TO THE SOUTH OF MILTON KEYNES AND 8 MILES TO THE NORTH WEST OF DUNSTABLE. THE M1 MOTORWAY (JUNCTION 11A) IS APPROXIMATELY 8 MILES TO THE EAST AND THE A5 IS EASILY ACCESSED BY THE A4146 LEIGHTON BUZZARD BYPASS.

DRIVE TIMES / DISTANCE TO

PLACES	MILES	TIME
M1 J11A	8.0	13 MINS
M25 J21	24.0	28 MINS
CENTRAL LONDON	46.1	1 HR 12 MINS
BIRMINGHAM	82.6	1 HR 31 MINS
LEEDS	160.0	2 HRS 41 MINS
AIRPORTS	MILES	TIME
LONDON LUTON	17.0	23 MINS
LONDON HEATHROW	41.9	52 MINS
LONDON STANSTED	64.8	1 HR 7 MINS
LONDON GATWICK	82.7	1 HR 28 MINS

SOURCE: GOOGLE MAPS
SOURCE: ONS/ROYAL MAIL



**LEIGHTON
BUZZARD TOWN
CENTRE**

5 MINS DRIVE



**LEIGHTON
BUZZARD TRAIN
STATION**

6 MINS DRIVE



**GROVEBURY
ROAD BUS STOP**

1 MIN WALK



**GROVEBURY
RETAIL PARK**

2 MINS WALK

COSTA

M&S
FOODHALL

SUBWAY

ALDI

KFC



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