

UNIT 1, NEW BURY BUSINESS PARK

LEIGHTON BUZZARD, LU7 9BT

F O R E S T
R E A L E S T A T E

INCORPORATING Smiddy & Co

TO LET

1,447 SQ FT

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

Key Features

- Ample Car Parking
- 3 Phase Power
- Private Kitchenette and WC
- Fibre Broadband
- On Site Security
- Powered Loading Doors
- LED Lighting
- Minimum eaves from 5 - 7 metres

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Description

A new development consisting of 14 self-contained single storey industrial / storage units with now only three remaining ranging in sizes from 1,422 up to 2,171 sq ft.

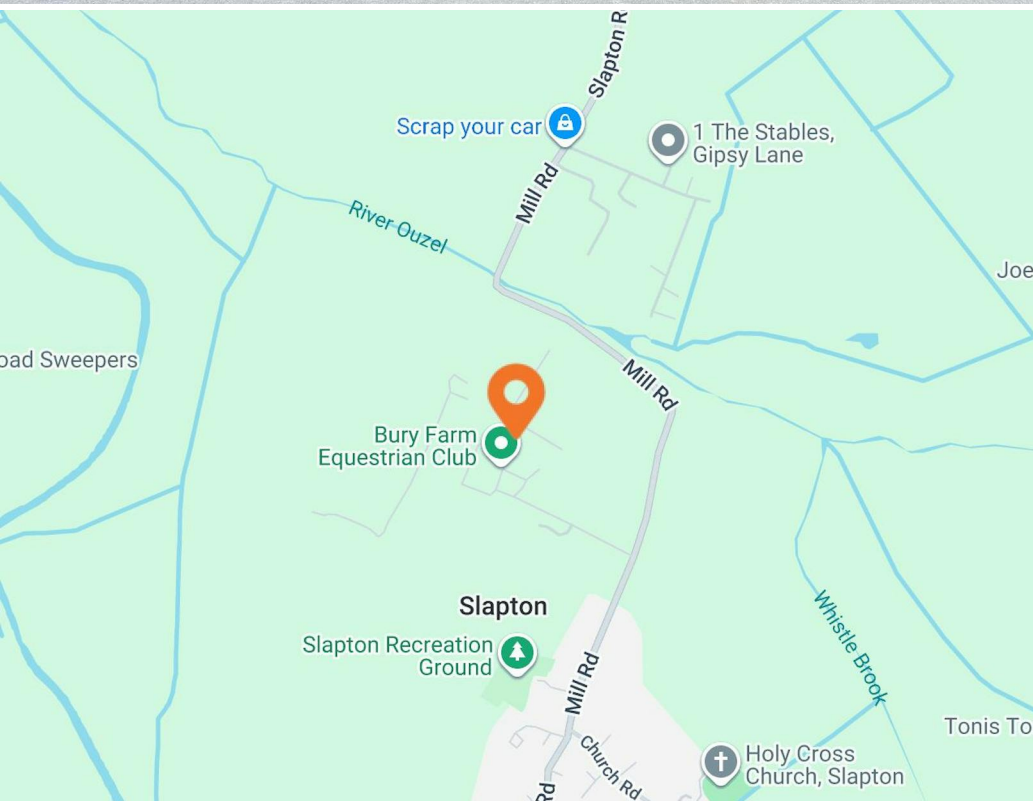
Available this summer, the units are being completed to a high standard of finish with good access and car parking.

Each unit will also have the benefit of a WC, private kitchenette, 3 phase power and powered loading door.

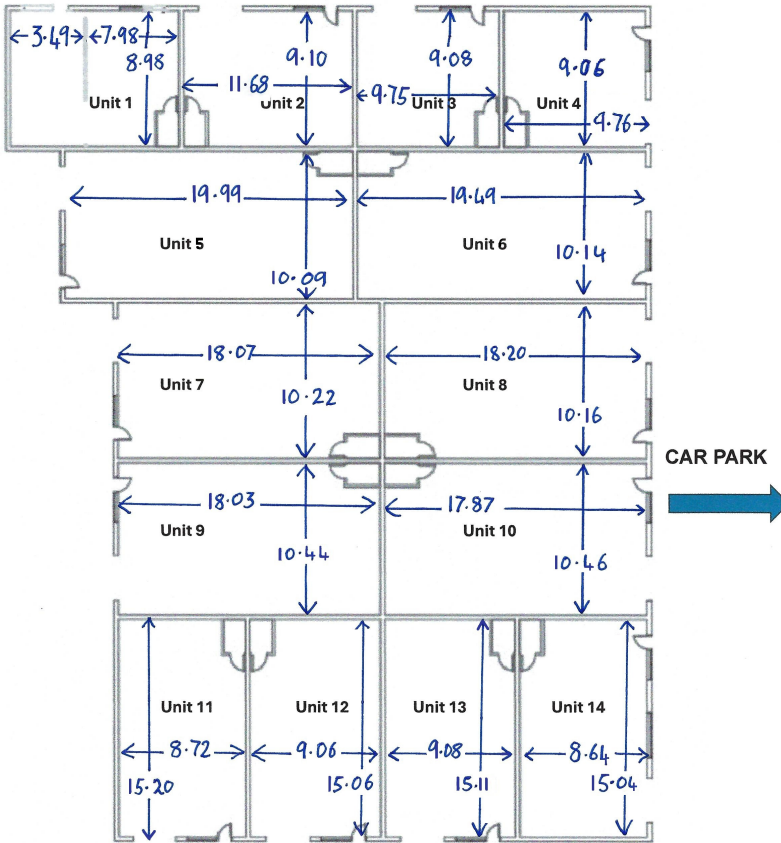
Location

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.



New Bury Business Park – Unit Layout



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,110	103.12
1st	337	31.31
Total	1,447	134.43
Lease	New Lease	
Rent	£26,250 per annum	
Rates	This property will need to be assessed for Business Rates.	
Service Charge	£3,618 per annum	
VAT	Applicable	
EPC	On application	

Contact

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