

UNIT 5, NEW BURY BUSINESS PARK

LEIGHTON BUZZARD, LU7 9BT

FOREST
REAL ESTATE

INCORPORATING Smiddy & Co

TO LET

2,171 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

Unit 5, New Bury Business Park
Leighton Buzzard, LU7 9BT





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.

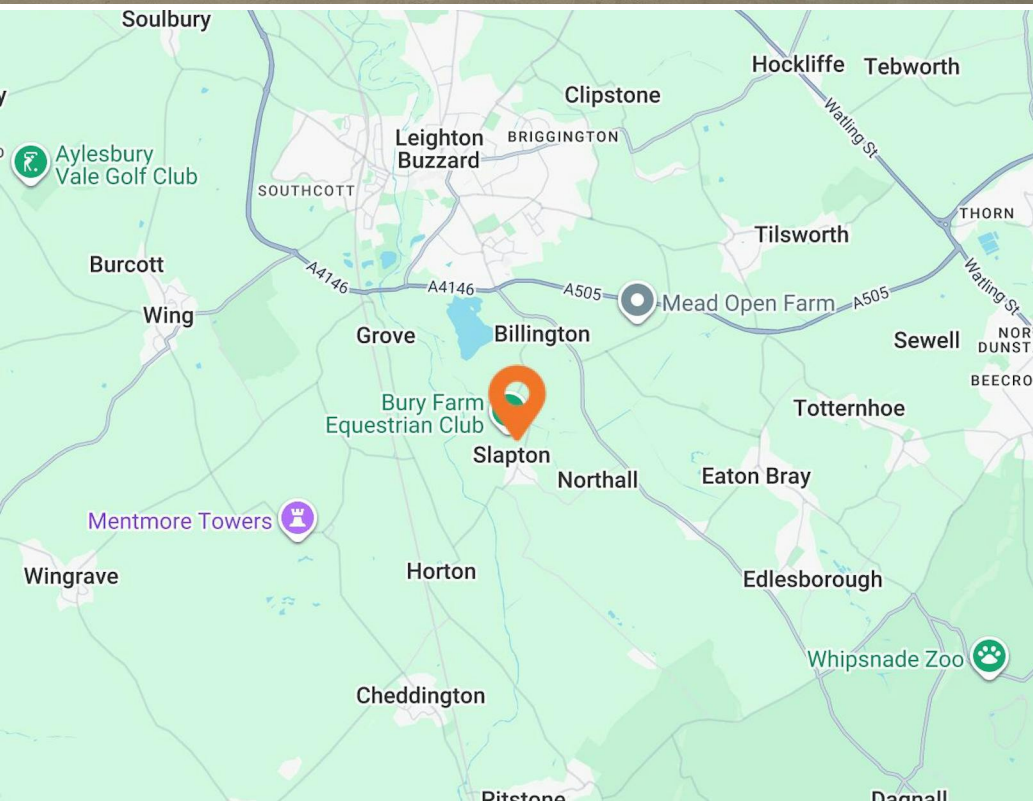
Each unit will also have the benefit of a WC, private kitchenette, 3 phase power and powered loading door.

Utilities are separately metered and running costs will be the responsibility of the tenant.

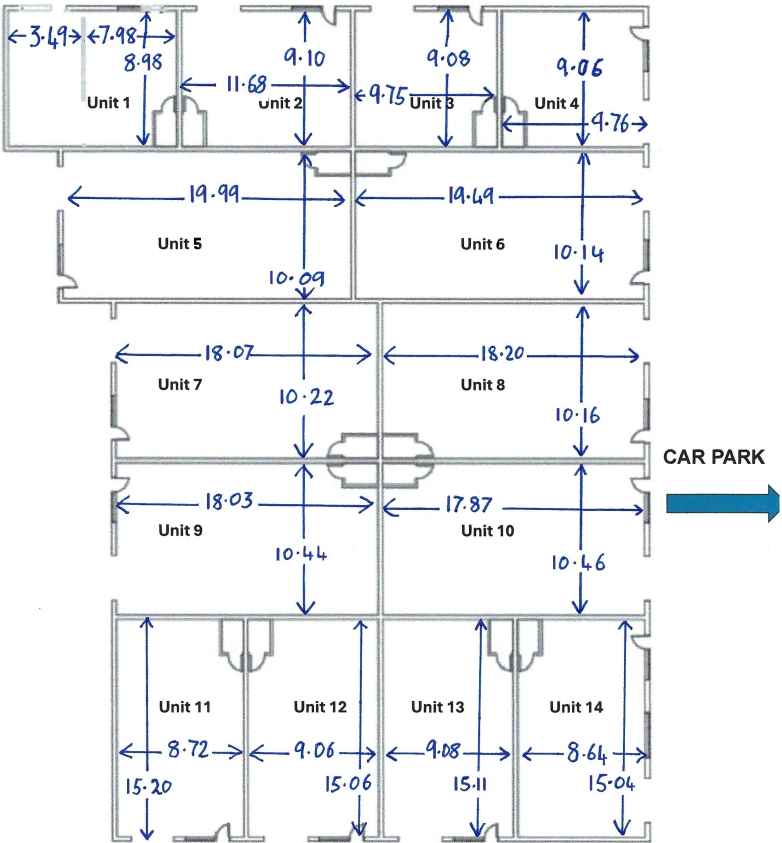
Location

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	2,171	201.69
Lease	New Lease	
Rent	£39,078 per annum	
Rates	Business rates to be assessed	
Service Charge	£5,428 per annum	
VAT	Applicable	
EPC	On application	

Contact

Cormac Sears

020 3355 1555 | 07850 399 627
cormac@forestrealestate.co.uk

Christopher Smiddy

01923 911 007 | 07753 970 196
chris@forestrealestate.co.uk

London Office Team

55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team

Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

Unit 5, New Bury Business Park
Leighton Buzzard, LU7 9BT

F O R E S T
REAL ESTATE