

TRINITY HALL FARM

WATLING STREET, LEIGHTON BUZZARD, LU7 9PY

FOREST
REAL ESTATE
INCORPORATING Smiddy & Co

TO LET

766 SQ FT

Beautiful crafted self-contained office premises

Key Features

- Gated Entrance
- High Speed Internet
- Ample Car Parking
- Fitted Security Alarm
- LED Lighting
- Unique Secluded & Peaceful Location
- Under Floor Heating
- Tea Point / Kitchenette
- On Site Shower Facility

Unit 8 Trinity Hall Business Park, Trinity Hall Farm, Watling Street
Leighton Buzzard, LU7 9PY





Description

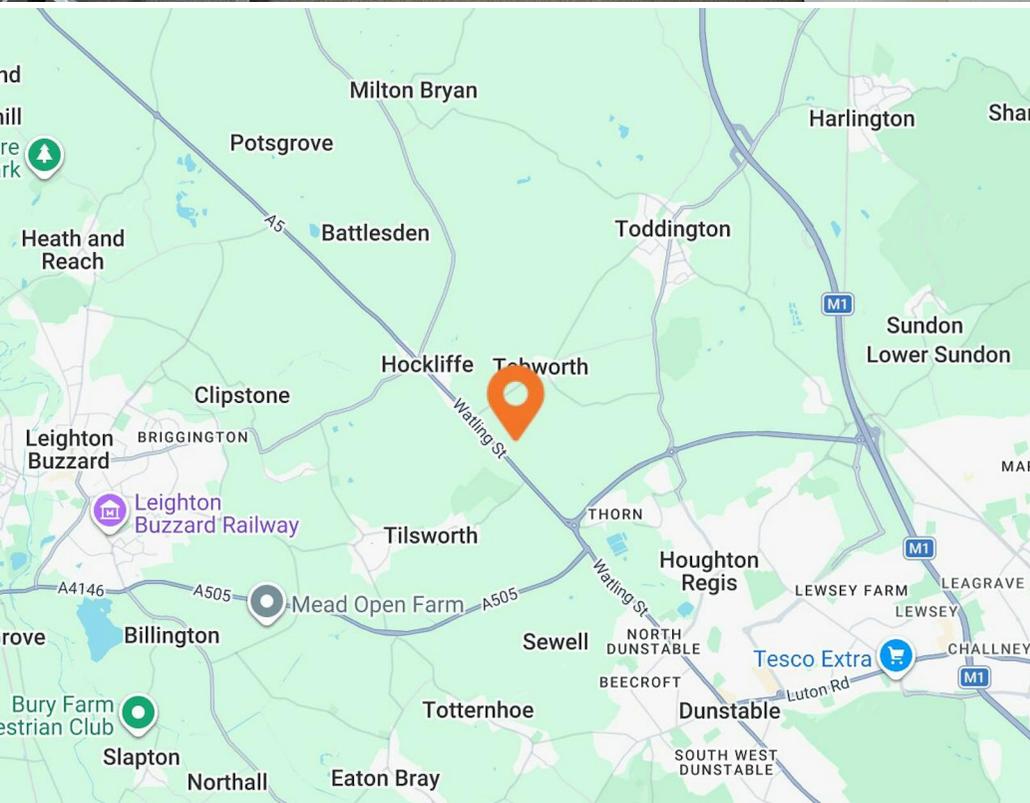
A recently completed development of self-contained office/business units designed to meet the needs of modern enterprises, featuring private entrances, underfloor heating, connected WiFi, kitchens and WC facilities.

Unit 8 amounts to 766 sq ft and is available on a new flexible licence for a term to be agreed, minimum 12 months.

Location

Trinity Hall Business Park is located in Hockliffe, Bedfordshire on the A5 Watling Street and provides a serene, countryside setting while being conveniently close to major transport links. With easy access to Junction 11a of the M1 motorway and nearby train stations, Hockliffe ensures seamless connectivity to London and Milton Keynes.

Leighton Buzzard Railway Station can be found approximately 3 miles away (London Euston approx. 30 minutes travel time).





Availability

Lease	Licence
Rent	£30,000 per annum fully inclusive of utilities, service charge and fibre internet connection plus VAT.
Rates	Small business rates relief may apply, subject to eligibility criteria.
Service Charge	N/A
VAT	Applicable
EPC	A (2)

Contact

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