



30 EDEN WAY

LEIGHTON BUZZARD | BEDFORDSHIRE | LU7 4TZ

DETACHED INDUSTRIAL UNIT WITH TWO YARD AREAS **TO LET**
54,253 SQ FT (5,040 SQ M)

6.5 M EAVES HEIGHT | 3 LEVEL ACCESS DOORS | 2 DOCK LEVEL DOORS | FENCED SITE



DESCRIPTION

The property comprises a detached manufacturing unit with ancillary two storey offices. The building benefits from loading on the east and west elevations, as well as a good car parking ratio.

ACCOMMODATION

The accommodation has an approximate gross internal floor area as follows:

Warehouse	46,939 sq ft	(4,360.65 sq m)
Ground Floor Offices	3,657 sq ft	(339.80 sq m)
First Floor Offices	3,657 sq ft	(339.80 sq m)
Total	54,253 sq ft	(5,040.25 sq m)

RATEABLE VALUE

The property has a Rateable Value of £282,500 in the 2023 Rating List, increasing to £335,000 in the draft 2026 Rating List. Transitional relief may apply.

EPC

The property has an EPC rating of C65.



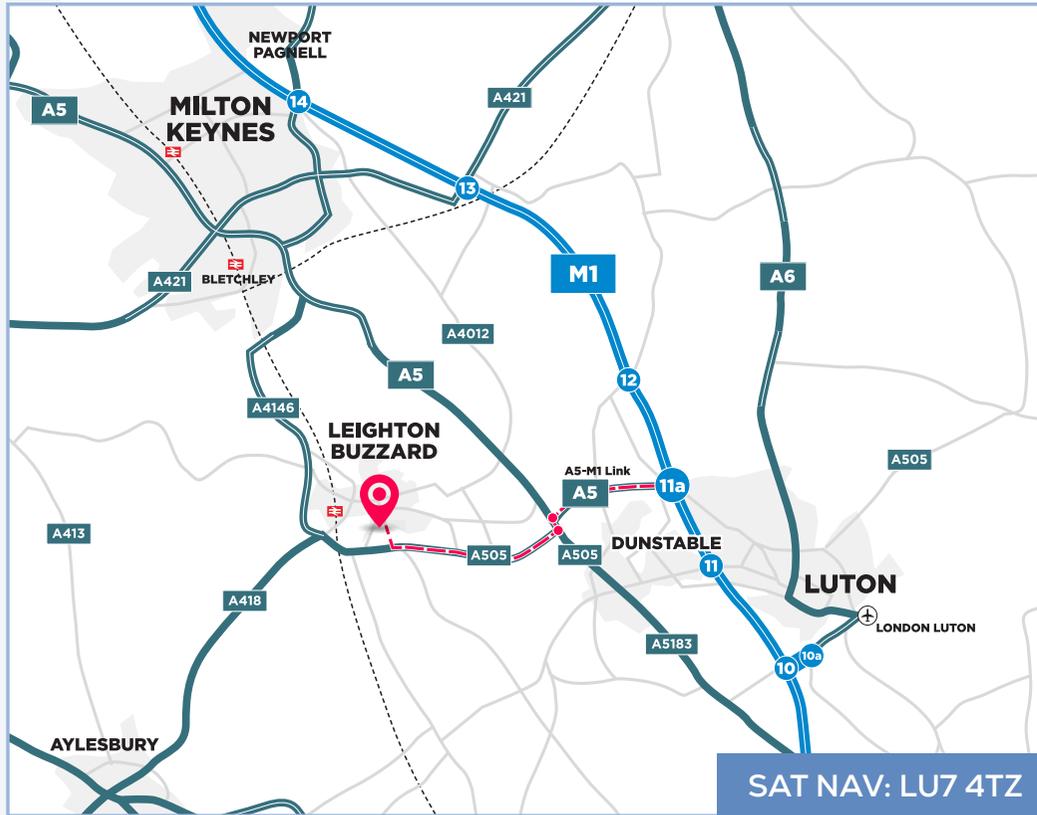
Photo from 2016



- 3 level access doors
- 2 dock level doors
- First floor open plan offices
- 6.5m eaves height
- Kitchen facilities
- Two yard areas
- 3 phase electric supply (250kva)
- Mains gas supply
- LED lighting throughout



54,253 SQ FT (5,040 SQ M)



LOCATION

The property is situated on the south west side of Leighton Buzzard, within the main industrial area of the town, close to the A505 by-pass linking towards Dunstable and the M1 (J11 9 miles / J11A 8.5 miles). The A4146 and Leighton Buzzard town centre are within 1 mile.

TRAVEL DISTANCES

Leighton Buzzard Centre	1 mile
M1 Junction 11	9 miles
Luton	11 miles
Milton Keynes	16 miles
M25 J21A	22 miles
Central London	43 miles
Birmingham	80 miles

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

TERMS

The unit is available on a new lease.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agents:



DAN JACKSON

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