



COMMERCE WAY INDUSTRIAL ESTATE

TO LET
INDUSTRIAL / WAREHOUSE UNIT
4,530 SQ FT (420 SQ M)

Leighton Buzzard • LU7 4RW

UNIT 5

TO BE REFURBISHED



LOCATION

The unit is located on Commerce Way, just off of Stanbridge Road, one of the main established commercial areas within Leighton Buzzard, on the eastern edge of the town. The estate is 1.5 miles from the town centre and 2.5 miles from Leighton Buzzard train station which sits on the West Coast Main Line (Euston – Birmingham). The estate is linked to the M1 (Junction 11A – 8 miles away) via the A4146 Leighton Buzzard Bypass and the A5 – M1 Link. Other occupiers on the estate include Habit Action, Kombimatec Machines and UK Marquee Hire.



ACCOMMODATION

The property provides the following approximate gross internal floor areas:

UNIT	SQ FT	SQ M
5	4,530	420

DESCRIPTION

Industrial unit to be comprehensively refurbished, completion Q4 2025.

Unit includes ground floor offices (683 sq ft).

SPECIFICATION

- To be refurbished
- 4.25m eaves height
- New roof (including 20 year warranty)
- Front and back roller shutter doors
- Enclosed secure yard
- LED lighting
- Three-phase power supply

BUSINESS RATES

Rateable Value - £31,500.

SERVICE CHARGE

Budget figure available upon request.

EPC

Targeting EPC B.

VIEWINGS

For further information or to arrange a viewing, please contact:



Dan Jackson
djackson@adroitrealestate.co.uk
07841 684 870

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