



New Mid Terrace Warehouse/Industrial Unit.

Unit 2 Ouzel Industrial Estate

Grovebury Road, Leighton Buzzard,
LU7 4ER

Light Industrial, Warehouse

TO LET

14,328 sq ft

(1,331.11 sq m)

- A new industrial unit built 2023
- 8 metre eaves
- Double sectional electrically operated doors to warehouse
- Double glazed first floor office with raised floors, comfort cooling and kitchenette
- Ground floor disabled WC with shower plus ladies and gents WC's to first floor
- 17 car spaces plus bicycle rack and bin store

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Summary

Available Size	14,328 sq ft
Rent	£182,000 per annum
Rates Payable	£59,385 per annum
Rateable Value	£107,000
Service Charge	£7,364 per annum
VAT	Applicable. VAT is payable on rent and service charge
EPC Rating	A (23)

Description

The subject unit comprises one of 8 high quality industrial units constructed by Tungsten Properties in 2023 now known as Ouzel Industrial Park.

Location

This small estate is situated just off Grovebury Rd which comprises the main business area of Leighton Buzzard. The town is situated approximately 40 miles north of London and 13 miles south of Central Milton Keynes.

Leighton Buzzard is serviced by a fast efficient train service to London Euston and benefits from excellent road connections via its southern bypass to Junction 11A of the M1 motorway.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse with undercroft area	12,775	1,186.84
1st - Offices	1,553	144.28

Terms

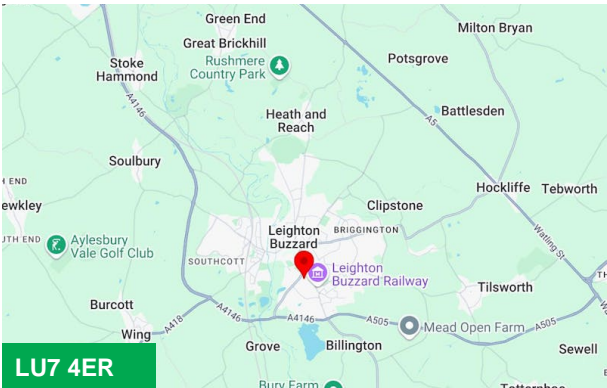
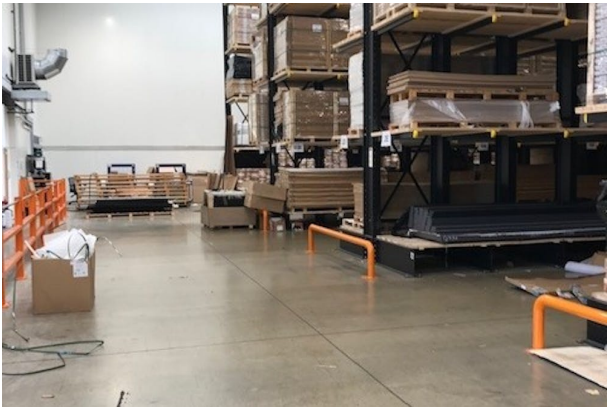
The property is available by way of a sub lease for a term of years to be agreed.

The head lease is due for renewal as at October 2028 ,thus any lease term that surpasses the head lease review date will be subject to an increase in rent following the conclusion of rent negotiations by the intermediate landlord with the freeholder.

For the avoidance of doubt an increase in the sub rent will be £1,000 per annum higher then the rent reviewed by the freeholder in 2028.

Viewings

Strictly by appointment via sole agents.



Viewing & Further Information

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