



Unit 7 Durrance Farm Business Park

Leighton Buzzard, LU7 0UU

INDUSTRIAL UNIT TO LET

1,375 sq ft
(127.74 sq m)

- Good on-site Parking
- Roller Shutter
- 3 Phase Electrics
- New key point...
- Communal block of WCs
- Partitioned Office

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Summary

Available Size	1,375 sq ft
Rent	£15,000 per annum
Rates Payable	£2,794.40 per annum Businesses will benefit from small business rates relief
Rateable Value	£5,600
Service Charge	£30 per annum Waste disposal, CCTV, security gate & landscaping
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)

Description

Industrial/workshop unit benefits from a maximum eaves height of 4.2 meters, a roller shutter door to the front of the unit and a pedestrian door at the back of the unit leading to the office space.

The unit benefits from a partitioned office with spot lights and laminate and carpet flooring. The industrial unit has 3.1m eaves, a roller shutter, concrete flooring, parking, strip lighting and and 3 phase electricity.

Externally along with other occupiers on the Estate there is a shared use of the communal car park and toilets, there is also onsite CCTV security and security gates.

The unit is ideal for storage or workshop use.

Location

The property is located just off the Stewkley Road, close to Soulbury. Soulbury is a village within Aylesbury Vale district in Buckinghamshire, 7 miles south of Milton Keynes and 3 miles north of Wing.

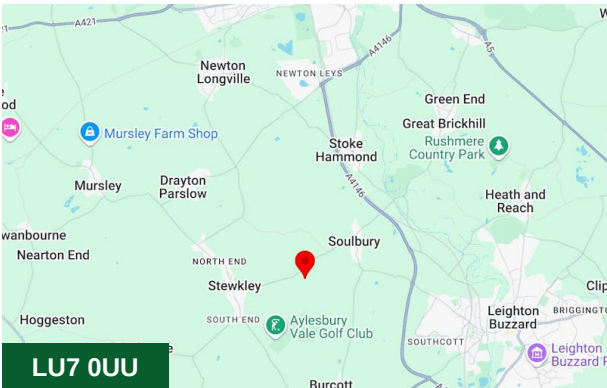
Leighton Buzzard is situated close by, between Luton and Milton Keynes and is close to the M1 Motorway and A4 Trunk Road. The A4146 links the town to the M1 junction 11A via the A5 / M1 link, which opened in 2017. The estate is less than one mile from the Town Centre and 1.7 miles from Leighton Buzzard train station which sits on the west coast main line (Euston to Birmingham).

Terms

New lease to be agree direct with the landlord

Money laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all tenants and proof of identity documents will be required.



Viewing & Further Information



Neave DaSilva
01494 796054 | 07827 908926
nds@chandlergarvey.com

