

UNIT 6 NEW BURY BUSINESS PARK

LEIGHTON BUZZARD, LU7 9TL

FOREST

REAL ESTATE

TO LET

2,126 SQ FT

New Single Storey Industrial Units To Let.

Key Features

- Ample Car Parking
- 3 Phase Power
- Private Kitchenette and WC
- Fibre Broadband
- On Site Security
- Powered Loading Doors
- LED Lighting
- Eaves Height of 5 - 7 metres





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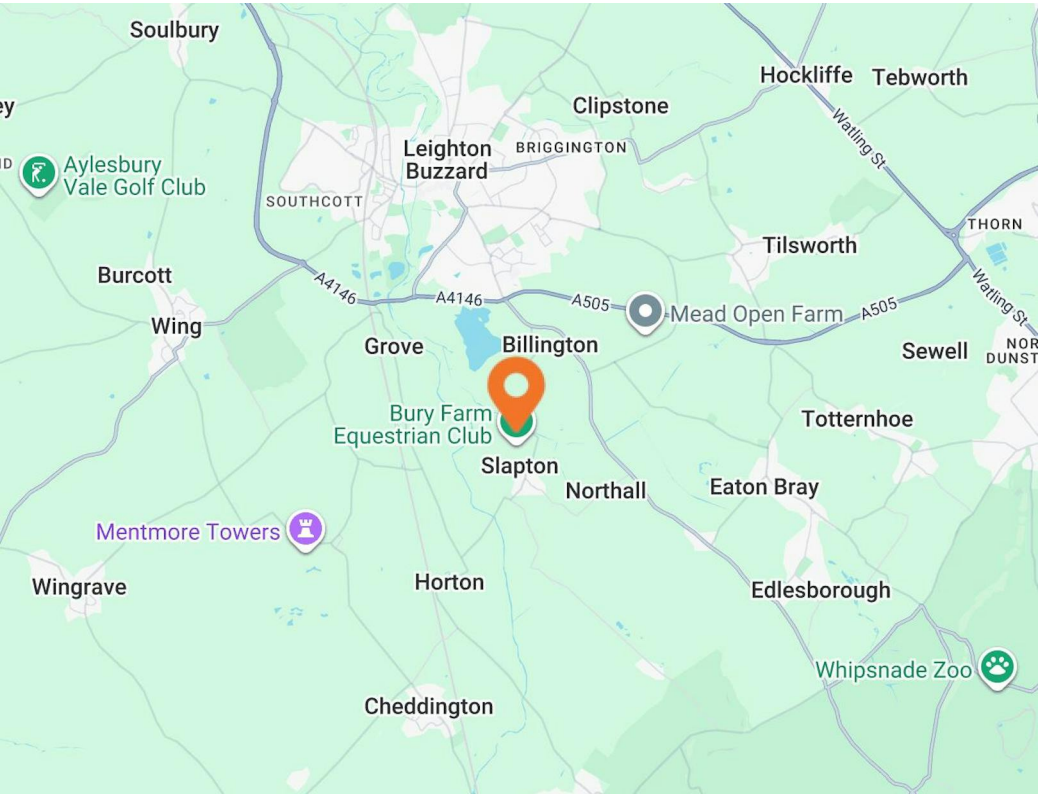


Description

A new development consisting of 14 self-contained single storey industrial / storage units with now only three remaining ranging in sizes from 1,422 up to 2,171 sq ft.

Available this summer, the units are being completed to a high standard of finish with good access and car parking.

Each unit will also have the benefit of a WC, private kitchenette, 3 phase power and powered loading door.

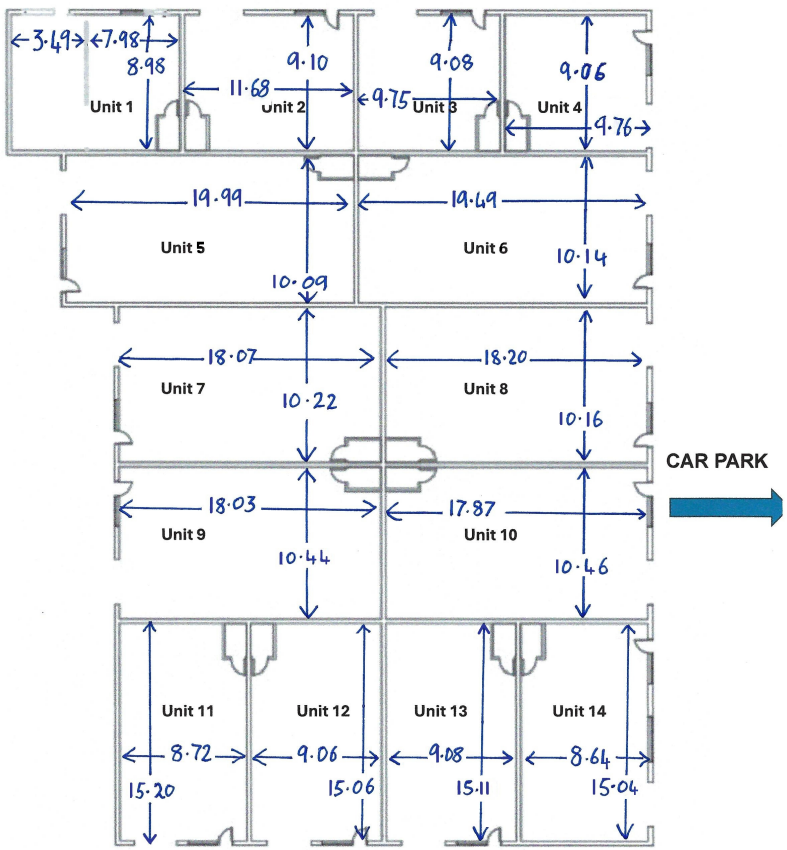
Utilities are separately metered and running costs will be the responsibility of the tenant.

Location

Located on the outskirts of Leighton Buzzard within a short drive of the A4146 and A505 that connect to Junction 11a of the M1 Motorway (approx. 9.4 miles) and Milton Keynes (approx. 18 miles).

Leighton Buzzard main line rail station provides a direct service to London Euston (33 minutes) and Milton Keynes (12 minutes) and further services North.

New Bury Business Park – Unit Layout



Availability

Lease	New Lease
Rent	£38,250 per annum
Rates	£8,040 per annum
Service Charge	£5,315 per annum
VAT	Applicable
EPC	B (26)

Contact

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