



## To Let - Fully Fitted Motor Vehicle Repair /Bodyshop

### Unit 1 Castle Commerce

Old Road, Leighton Buzzard, LU7 2RG

Industrial, Light Industrial

# TO LET

**2,166 sq ft**

(201.23 sq m)

- Fully fitted workshop with ramp, compressor and paint both in situ
- 7 car spaces without obstructing access to workshop
- Kitchen facilities
- Ground and first floor offices

# Unit 1 Castle Commerce, Old Road, Leighton Buzzard, LU7 2RG

## Summary

Available Size	2,166 sq ft
Rent	£29,000 per annum
Rates Payable	£7,344 per annum
Rateable Value	£17,000
VAT	Applicable. VAT will be charged on the rent
EPC Rating	Upon enquiry

## Description

The subject unit comprises one half of a semidetached unit constructed with a concrete portal frame incorporating a pitched asbestos roof with perspex roof lights in part. Main walls are formed of 11 inch cavity brickwork.

The unit is situated in a cul-de-sac adjacent to Leighton Buzzards main line rail car park.

## Location

Leighton Buzzard itself is located approximately 40 miles north of Central London and benefits from a fast rail service to London Euston with the subject property virtually adjacent to the station itself.

Road communications are excellent via the southern bypass which connects to J11A of the M1 motorway.

## Accommodation

The accommodation comprises the following areas:

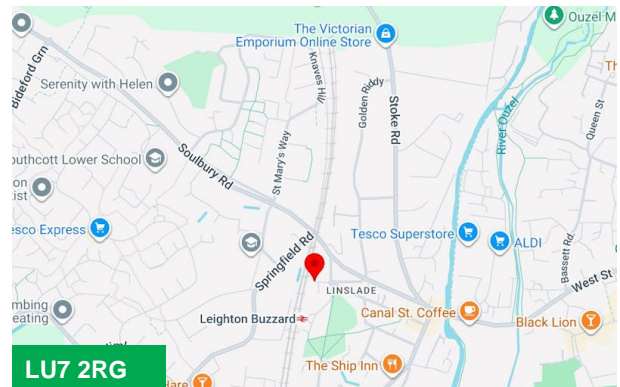
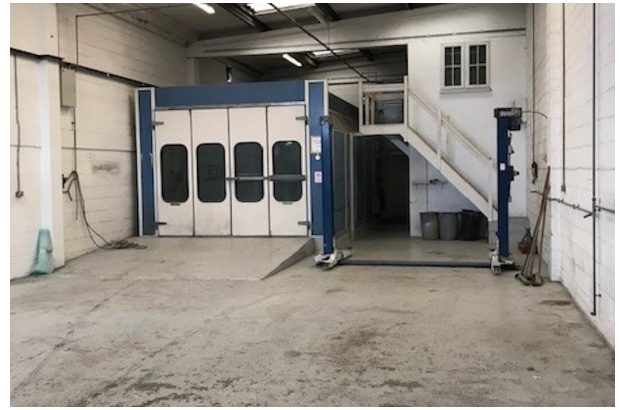
Name	sq ft	sq m
Unit	2,166	201.23
<b>Total</b>	<b>2,166</b>	<b>201.23</b>

## Terms

The property is available to lease by way of a Full Repairing and Insuring lease for 5 years. The letting is to be external to the provisions of the 1954 Landlord and Tenant Act

## Viewings

Strictly by appointment via sole agents.



## Viewing & Further Information

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