



# TRINITY HALL FARM

WATLING STREET, LEIGHTON BUZZARD, LU7 9PY

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FOREST  
REAL ESTATE



**TO LET**

**1,500 SQ FT**

**To Let on flexible licence (minimum 12 months) a secure self-contained storage unit.**

## **Key Features**

- Gated Entrance
- Ample Parking
- Full Height Loading Door
- On site Shower and WC Facilities

**Trinity Hall Farm, Watling Street**  
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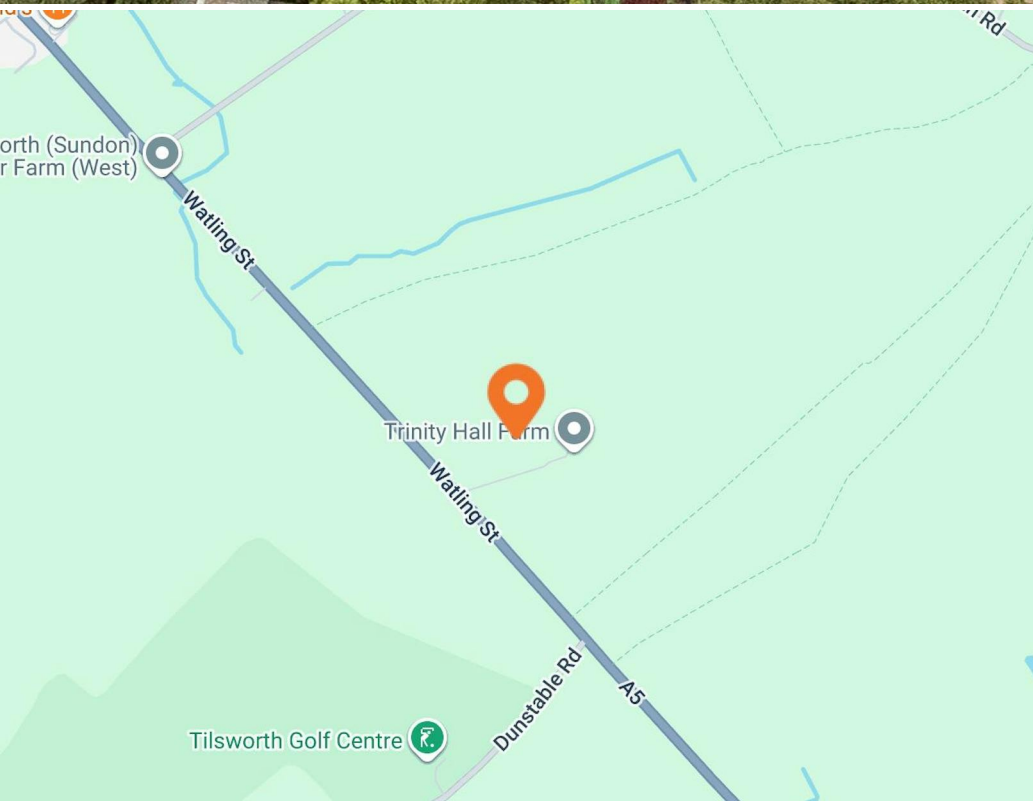


## Description

A secure detached storage unit located within Trinity Hall Farm with access control entrance and CCTV.

## Location

Trinity Hall Farm is located on the A5 Watling Street in Hockliffe, Bedfordshire and provides a countryside setting while being conveniently close to major transport links. With easy access to Junction 11a of the M1 motorway and nearby train stations, Hockliffe ensures seamless connectivity to London and Milton Keynes. Leighton Buzzard Railway Station can be found approximately 3 miles away (London Euston approx. 30 minutes travel time).





# Availability

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Lease          | New Lease                                                                                                  |
| Rent           | £18,000 per annum                                                                                          |
| Rates          | To be assessed.                                                                                            |
| Service Charge | N/A                                                                                                        |
| VAT            | Applicable                                                                                                 |
| EPC            | EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand |

# Contact

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