



Unit 6, Broomstick Yard, R/o 16 High Street, Edelsborough, LU6 2JA

Stores/Assembly/Office/Studio

Summary

Tenure	To Let
Available Size	491 sq ft / 45.62 sq m
Rent	£8,600 per annum
EPC Rating	Upon enquiry

Key Points

- Double Glazed
- Double Metal Access Doors
- Kitchenette
- 2 Parking Spaces
- Electric Heating

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Description

This privately owned gated courtyard of similar sized units was created in 2021/22.

- Mid Terraced
- Paint Sealed Floor
- Double Glazed
- Disabled w/c
- LED Lights
- Security Features
- Pitched Roof with Translucent Panels

Location

The village is adjacent to Eaton Bray and approximately three miles southwest of Dunstable within Aylesbury District.

Terms

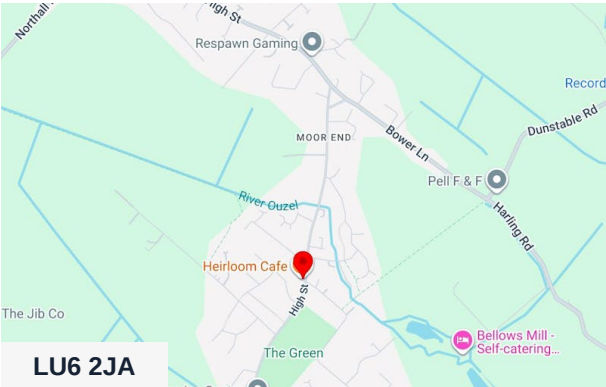
Unit 6 is available upon a new lease for a term to be agreed for £8,600 per annum exclusive. Motor trade is not allowed. There is an estate service charge of £500 per annum per unit plus an annual £250 per unit towards building insurance premium.

VAT

We are verbally advised VAT is not applicable.

Legal Costs

Each party to bear their own legal and professional costs.



Viewing & Further Information



Stephen Wood

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