



## Mid Terrace Warehouse/ Industrial Unit To Let- Initially Short Term

### Unit 4 Apex Park

Fraserfields Way, Leighton Buzzard,  
LU7 3RE

Industrial, Light Industrial,  
Warehouse

# TO LET

**1,896 sq ft**

(176.14 sq m)

- 8 Metre Eaves
- 3 Phase Power
- Reception Area
- Shower Facility Plus WC
- 3 Car Spaces
- Electrically Operated Loading Door

# Unit 4 Apex Park, Fraserfields Way, Leighton Buzzard, LU7 3RE

## Summary

Available Size	1,896 sq ft
Rateable Value	£21,750 Effective date 1st April 2026
VAT	Applicable. The property is elected for VAT
EPC Rating	A (24)

## Description

The unit comprises a mid terrace unit forming one of a number of mixed sized units built circa 2022 and collectively known as Apex Park.

## Location

Apex Park is prominently situated fronting onto Leighton Road within easy access to the M1 (J11a) via the new A5-M1 link road, Milton Keynes to the north via the A5 and Dunstable to the south via the A505.

Leighton Buzzard also benefits from mail line rail services to London Euston with fast services taking only 30 minutes.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,896	176.14
<b>Total</b>	<b>1,896</b>	<b>176.14</b>

## Viewings

Strictly by appointment via sole agents.

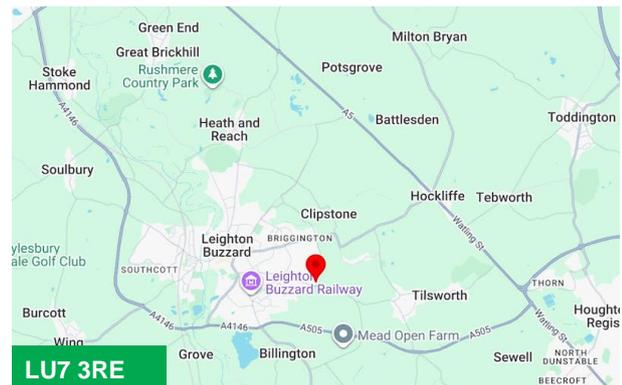
## Terms

The property is available to rent at £24,700 per annum plus VAT.

The unit is currently held by way of a Full Repairing and Insuring lease term for a 5 year period from 30/06/23 expiring 29th June 2028 without further review of rent.

The lease is external to the provisions of the 1954 Landlord and Tenant Act, thus any new applicant will not have automatic rights to renew the lease. However, as the landlord is Derbyshire County Council a new lease will almost certainly be forthcoming at the end of the current lease.

The unit is therefore available by way of lease assignment or a subletting.



## Viewing & Further Information

**Ian McGill**

01442240406 | 07802 400588

ian.mcgill@stimpsons.co.uk

**Stimpsons**

**01923 252188**

Suite 1A, Building 6, Hatters Lane, Croxley Park,  
Watford, WD18 8YH