



The Bakery, Mayfield Stables, Stanbridge Road, Great Billington, Leighton Buzzard, LU7 9JH

Factory/warehouse Premises with External Stores

Summary

Tenure	To Let
Available Size	723 sq ft / 67.17 sq m
Rent	£15,750 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Proximity to Leighton Buzzard and A505
- Allocated parking
- Portable office 17.20 sqm/185 sqft
- Lean to with power 18.20 sqm/196 sqft

The Bakery, Mayfield Stables, Stanbridge Road, Great Billington, Leighton Buzzard, LU7 9JH

Location

The property is a short distance from Leighton Buzzard town, just off the A505/A4146.

Description

The building is detached within a gated courtyard with allocated parking area. The apartment at first floor level is separately leased.

Unit size 6.75m x 9.95, inclusive of walk-in freezer and single w/c.

Tiled floor.

3 phase electric.

Floor to ceiling height of 2.6m.

Plastered ceiling.

2 x air conditioning units.

2 x 20ft shipping containers.

External parking

1 x lean to with power 18.20 sqm/196 sqft.

1 x portable office 17.20 sqm/185 sqft.

Terms

Available upon a new Internal Repairing & Insuring lease for a term to be agreed at £15,750 per annum exclusive.

Legal Costs

Each party to bear their own professional fees incurred.

Rateable Value

The Rateable Value of the property to be advised.

VAT

VAT at the appropriate rate if applicable.



Viewing & Further Information



Stephen Wood

01582 401 221 | 07798 610 003

s.w@srwood.co.uk