



The Black Barn

Old Mill Barns, Aylesbury Road, Leighton Buzzard, LU7 0PG

MULTI-USE WAREHOUSE INDUSTRIAL RETAIL UNIT - TO LET

1,720 sq ft
(159.79 sq m)

- The Black Barn 1720 sq ft
- Warehouse/retail area with office
- 3.96m eaves
- Strip lighting
- Wcs

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Summary

Available Size	1,720 sq ft
Rent	£20,000 per annum
Business Rates	The Black Barn - TBA
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)

Description

The Black Barn is a steel portal framed building with a main retail are of 1,720 sq ft. The two barns have been converted to provide office/warehouse and retail space. The Green Barn is also available (3351 sq ft). Both barns available separately or as a whole.

Location

The Green Barn and The Black Barn are located on the Aylesbury Road, just south of Wing. The village is on the main A418 road between Aylesbury and Leighton Buzzard. It is about 8 miles (13 km) north-east of Aylesbury, 3 miles (5 km) west of Leighton Buzzard, and 12 miles (19 km) south of Milton Keynes.

Accommodation

The accommodation comprises the following areas:

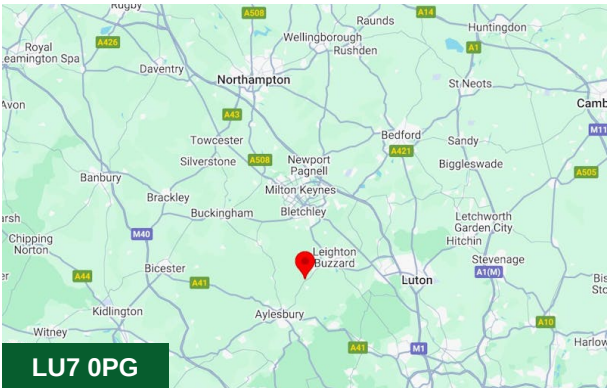
Name	sq ft	sq m	Availability
Unit - The Black Barn	1,720	159.79	Available
Total	1,720	159.79	

Terms

Available on a new lease direct from the Landlord on terms to be agreed.

Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



Viewing & Further Information



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