APEX PARK

LEIGHTON BUZZARD

NEW WAREHOUSE/INDUSTRIAL PARK WITH EXCELLENT ACCESS TO THE M1

Units available from Q3 2020

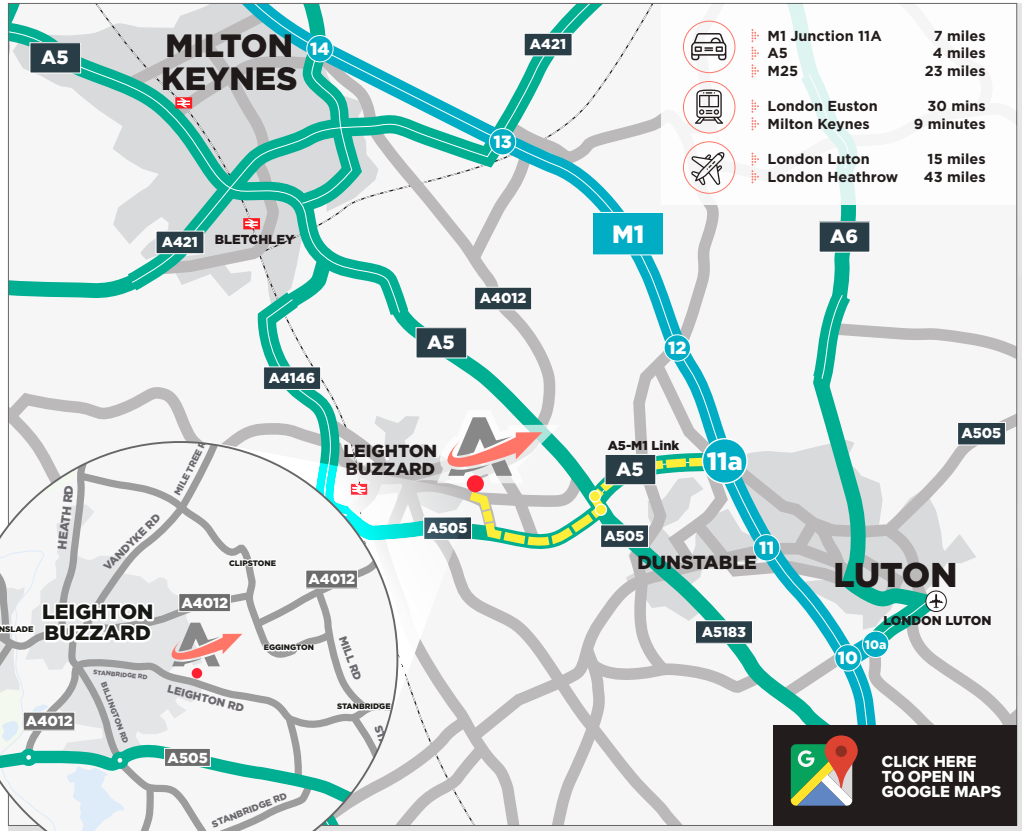
1,880 - 20,800 sq ft

ON A BUILD TO SUIT BASIS

- SPECULATIVE DEVELOPMENT
- COMPLETION SEPTEMBER 2020
- UNITS FROM 1,880 - 20,800 SQ FT
- GROUND LEVEL LOADING DOORS
- FITTED OFFICE ACCOMMODATION

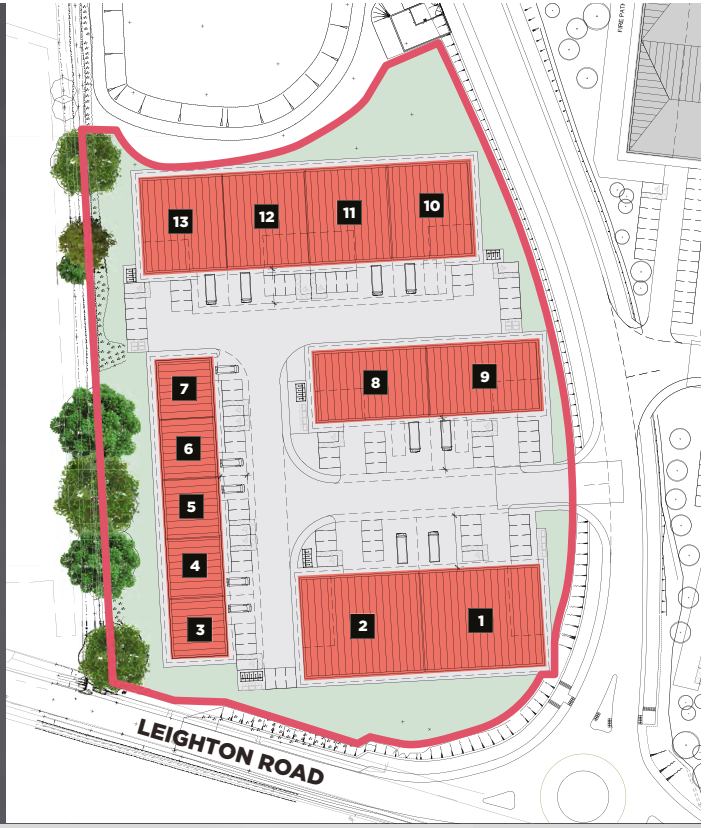
TO LET

LEIGHTON ROAD • LEIGHTON BUZZARD • LU7 4RW



	sq ft	sq m
UNIT 1		
Warehouse	6,960	647
FF Offices	1,150	107
Total	8,110	754
UNIT 2		
Warehouse	6,960	647
FF Offices	1,150	107
Total	8,110	754
UNIT 3	1,880	175
UNIT 4	1,880	175
UNIT 5	1,880	175
UNIT 6	1,880	175
UNIT 7	1,880	175
UNIT 8		
Warehouse	4,560	424
FF Offices	780	73
Total	5,340	497
UNIT 9		
Warehouse	4,560	424
FF Offices	780	73
Total	5,340	497
UNIT 10		
Warehouse	4,470	416
FF Offices	730	68
Total	5,200	484
UNIT 11		
Warehouse	4,470	416
FF Offices	730	68
Total	5,200	484
UNIT 12		
Warehouse	4,470	416
FF Offices	730	68
Total	5,200	484
UNIT 13		
Warehouse	4,470	416
FF Offices	730	68
Total	5,200	484
TOTAL	57,100	5,313

All areas are GIA approx.



LOCATION

The site is prominently located fronting onto Leighton Road, with easy access to the M1 J11a via the new A5-M1 link, Milton Keynes to the north via the A5 and Luton / Dunstable to the south via the A505, with Aylesbury to the West via the A418. Leighton Buzzard also benefits from mainline railway services, with London Euston within approximately 30 minutes.

TENURE

Units are available on a leasehold basis for a term to be agreed.

APEX PARK
LEIGHTON BUZZARD

- 3 PHASE POWER
- 6-8M EAVES
- FITTED OFFICES
- ENERGY EFFICIENT
- TOILET FACILITIES

FURTHER INFORMATION

For further information, please contact the joint sole agents:

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This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 04/20

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AVAILABILITY SCHEDULE APEX PARK

Unit Number	Size	Price	Status
Unit 1	8,110 sq ft (754 sq m)	£70,963 per annum (£8.75 per sq ft)	AVAILABLE
Unit 2	8,110 sq ft (754 sq m)	£70,963 per annum (£8.75 per sq ft)	AVAILABLE
Unit 3	1,880 sq ft (175 sq m)	£21,000 per annum (£11.17 per sq ft)	AVAILABLE
Unit 4	1,880 sq ft (175 sq m)	£21,000 per annum (£11.17 per sq ft)	AVAILABLE
Unit 5	1,880 sq ft (175 sq m)	£21,000 per annum (£11.17 per sq ft)	AVAILABLE
Unit 6	1,880 sq ft (175 sq m)	£21,000 per annum (£11.17 per sq ft)	AVAILABLE
Unit 7	1,880 sq ft (175 sq m)	£21,000 per annum (£11.17 per sq ft)	AVAILABLE
Unit 8	5,340 sq ft (497 sq m)	£50,730 per annum (£9.50 per sq ft)	AVAILABLE
Unit 9	5,340 sq ft (497 sq m)	£50,730 per annum (£9.50 per sq ft)	AVAILABLE
Unit 10	5,200 sq ft (484 sq m)	£49,400 per annum (£9.50 per sq ft)	AVAILABLE
Unit 11	5,200 sq ft (484 sq m)	£49,400 per annum (£9.50 per sq ft)	AVAILABLE
Unit 12	5,200 sq ft (484 sq m)	£49,400 per annum (£9.50 per sq ft)	AVAILABLE
Unit 13	5,200 sq ft (484 sq m)	£49,400 per annum (£9.50 per sq ft)	AVAILABLE