

# TO LET- Commercial Vehicle Workshop



Commercial Vehicle Workshop

Boss Avenue

Leighton Buzzard, LU7 4SD

5,877 SqFt (545.99 SqM)

- 24 Hour Site Security
- All Mains Services Available.
- Existing Commercial Vehicle Consent.
- Existing Full-Length Pits.
- Short Term Occupation Only.

## Location

The unit is sited on Boss Avenue, off Grovebury Road which provides direct access to A4146 (towards Milton Keynes and Aylesbury), within 0.7 miles and the A505 (towards A5, Dunstable, Luton and Hemel Hempstead), within 0.9 miles.

The unit is 1 mile from Leighton Buzzard Town Centre and 8.6 miles from J11a M1. Milton Keynes is 14.3 miles, Dunstable 7.1 miles and Aylesbury 10.6 miles.

## Description

An existing commercial vehicle workshop with two full length pits, office and large electric roller shutter.

Concrete floor, 2 wall mounted gas blowers. Shared wc accommodation on site.

Available short term only.

## Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rental of £50,000 per annum exclusive.

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Business Rates

Rateable Value - £12,368

Interested parties are advised to contact the relevant Local Authority.

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## Accommodation

The unit provides a rectangular commercial vehicle workshop incorporating two full length inspection pits.

The loading door is an electric roller shutter extending to 5.6m wide and 5.021m high.

There is a small office unit to one corner incorporating a sink and the site benefits from a communal toilet and washing block.

## Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	Sq M	Sq Ft
Ground Floor	545.99	5,877

Areas quoted are approximate and should not be held as 100% accurate.

## EPC

TBA

## Viewings

For further details please contact;

### Diccon Brearley

01234 905133

[diccon.brearley@kirkbydiamond.co.uk](mailto:diccon.brearley@kirkbydiamond.co.uk)

### Josh Parello

01234 982019

[joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)

