

TO LET



George Browns Ltd
(front building)
Grovebury Road
Leighton Buzzard
LU7 4SW

To Let on Application

20,851 SqFt (1,937.12 SqM)

- Trade counter opportunity
- Detached industrial unit
- Yard area to the front and rear
- On a plot of approx 1.44 acres

Location

Located on Grovebury Road next to Buttles and other trade counter type operators and general industrial uses in that location.

Leighton Buzzard provides plentiful services with a Waitrose, Tesco and Morrisons within the boundary and local occupiers include Car Shop, Anthony Betts Suzuki, Cemex, Forticrete, BAE Aerospace and Aggregate Industries. The nearby Grovebury Retail Park provides M&S, Costa Coffee, Subway, Pets at Home, Aldi and KFC.

Description

The accommodation comprises a detached industrial unit on a total plot of approximately 1.44 acres.

Max internal height 9.3M

7.22M to the haunch

6 x sectional loading doors (width 4.4m height 6m)

Services:

Mains Gas

Water

Electric

Reznor heaters to warehouse areas

Solar panels

Part Air conditioning

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed.

VAT

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

DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP

Accommodation

Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Accommodation	Sq Ft	Sq M
Ground Floor	17,695	1,644
First Floor	3,155	293.12
Total	20,851	1,937.12

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

EPC

TBC

Business Rates

Rateable Value - on application.

Interested parties are advised to contact the relevant Local Authority.

Viewings

For further details please contact;

Eamon Kennedy

07887 835 815

eamon.kennedy@kirkbydiamond.co.uk

Paul Quy

07917 268 653

paul.quy@kirkbydiamond.co.uk

