

# TO LET

20,851 Sq Ft

(1,937.06 Sq M)

- Detached Industrial / Warehouse / Trade Counter unit
- Self- contained site
- 6 x sectional loading doors ( width 4.4m height 6m)
- Max internal height 9.3M
- 7.22M to the haunch



## George Browns Ltd Front Building

Grovebury Road, Leighton Buzzard, LU7 4SW

**KirkbyDiamond**

Contact: Eamon Kennedy or Paul Quay

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Located on Grovebury Road next to Buttlers 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.
- Local occupiers include Car Shop, Anthony Betts Suzuki, Cemex, Forticrete, BAE Aerospace and Aggregate Industries, M&S, Costa Coffee, Subway, Pets at Home, Aldi and KFC.
- The nearest train station is Leighton Buzzard Station, located about 2 miles from the shop.
- The closest major airport is London Luton Airport, approximately 20 miles away.

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///slate.piles.bank

 Google Maps

[Click here](#)



## DESCRIPTION

- Industrial / Warehouse/ Trade Counter opportunity
- 6 x sectional loading doors ( width 4.4m height 6m)
- Mains Gas, Water, Electric
- Reznor heaters to warehouse areas
- Solar panels  
Part Air conditioning

## TERMS

Rent available on application.

Leasehold Available by way of a new FRI lease for a term to be agreed VAT is payable.

VAT: Applicable

## ACCOMMODATION (Gross Internal Area\*)

<b>Total</b>	<b>1,937.06 SQ M 20,851 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: TBC**

**Business Rates: Available upon request**

**Estate Charge: Available upon request**

## CONTACT:

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