

# TO LET

1,502 - 3,004 Sq Ft

(139.54 - 279.07 Sq M)

- New premises.
- Loading and parking allocated.
- Electric car charging.
- Three phase and single phase electricity.
- Secured estate.



## Units 1 & 2 The George & Dragon Business Park

83 Leighton Road, Stanbridge, Leighton Buzzard, LU7 9HW

**>D KirkbyDiamond**

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



## LOCATION

- The premises are located to the west of Stanbridge and to the South Eastern edge of Leighton Buzzard in close proximity to the Leighton Buzzard bypass.
- M1 J11a is 5.8 miles distant.
- Milton Keynes is 13 miles distant and Luton is 9.5 miles.
- Leighton Buzzard is 2.3 miles.
- Leighton Buzzard Mainline Train Station is 3.3 miles.

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 Google Maps

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## DESCRIPTION

- The properties provide a pair of semi detached light industrial/storage unit benefitting from daylighting panels, three phase electricity and individual loading doors.
- The flooring is concrete and the perimeter walls are clad with insulated profile steel cladding in conjunction with the roof covering.
- The forecourt provides allocated parking and loading.
- Electric car chargers to each unit.

## TERMS

The premises are to be let on new full repairing and insuring leases for a term to be agreed. Each unit is available at a rental of £22,500.00 per annum, and the combined units at £45,000.00 per annum exclusive.

## ACCOMMODATION (Gross Internal Area\*)

Unit 1	139.54 SQ M	1,502 SQ FT
Unit 2	139.54 SQ M	1,502 SQ FT
<b>Total</b>	<b>279.07 SQ M</b>	<b>3,004 SQ FT</b>

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

EPC: TBA.

**Service Charge:** There is a contribution towards common part and external repair and maintenance. Further information on request.

## CONTACT:

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