

# TO LET

755 Sq Ft (70.14 Sq M)

- › Surface mounted cat II lighting.
- › Comfort Cooling.
- › Individual and open plan offices.
- › Kitchenette.



## First Floor Unit 10

Leighton Industrial Park, Billington Road, Leighton Buzzard, LU7 4AJ

**>D KirkbyDiamond**

Contact: Diccon Brearley or Joshua Parello

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kirkbydiamond.co.uk





## LOCATION

- Directly off Billington Road.
- 0.6 miles from A4146/A505.
- Leighton Buzzard Town Centre 0.9 miles.
- Leighton Buzzard Mainline Train Station 1.7 miles.
- Morrisons, Tesco, Waitrose and Aldi all in close proximity.

/// what3words

///smile.pillow.mops

Google Maps

Click here



## DESCRIPTION

- A well fitted first floor office accommodation providing open plan and individual office space.
- The unit benefits from a built in kitchenette, a rooflight as well as double glazed perimeter windows.
- Wc's are shared and on the lower floor in the entrance lobby.
- Established location.

## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £10,750.00 pa exclusive.



## ACCOMMODATION (Net Internal Area\*)

Total	70.14 SQ M	755 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC:** E 120.

**Business Rates:** From enquiries we understand that for the current year the rateable value is £12,000 per annum.

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

## CONTACT:

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