

TO LET

5,490 Sq Ft

(510.02 Sq M)

- › Semi-detached industrial / trade counter unit
- › Town centre location
- › 4.3m clear internal height
- › Two roller shutter loading doors
- › 7 allocated parking spaces and secure open storage area

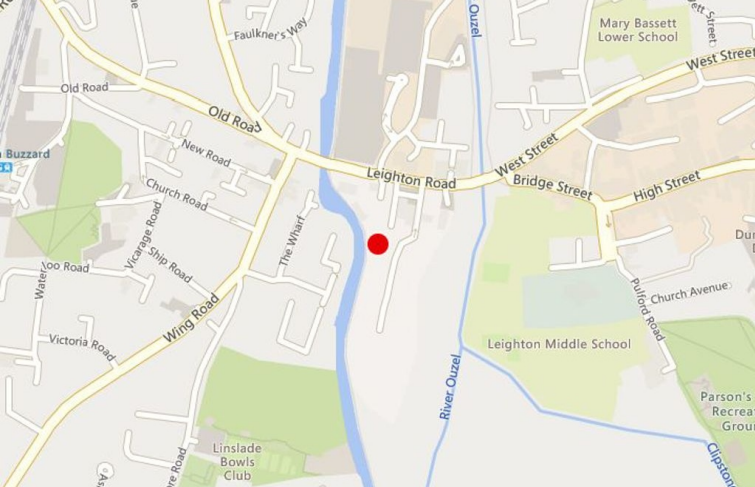


Unit 5

Leighton Road, Leighton Buzzard, LU7 1LA

Contact: Paul Quy or Chris Richards
Tel: **01908 678800**
eddisons.com





Location

- The property is located in an established commercial area off Leighton Road, close to Linslade and Leighton Buzzard town centre.
- Local shops, cafés, and amenities are within walking distance, with nearby occupiers including Majestic Wine, Energie Fitness, Jewson, and Tesco Extra.
- Leighton Buzzard railway station is approximately 0.4 miles away, providing services to London Euston in under 40 minutes.
- The A4146 is within approximately 2 miles, with M1 Junctions 11A and 12 approximately 9–11 miles distant respectively.

 what3words

///advising.mediate.whiplash

 Google Maps

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Description

- Comprising of a semi-detached unit of steel portal frame construction with a corrugated steel roof with skylights.
- The unit benefits from mains services including 3-phase electrics, two full height roller shutter loading doors, a minimum clear internal eaves height of 4.3m, W/C, and a small kitchenette/tea point.
- The unit also benefits from 7 allocated car parking spaces and an ancillary secure open storage area to the rear.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £65,000 per annum exclusive. VAT is payable.

Accommodation (Gross Internal Area*)

Total **510.02 SQ M** **5,490 SQ FT**

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

EPC: D-76

Business Rates: To be assessed.

Estate Charge: Available upon request.

Contact:

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