

TO LET



George Browns
80 Grovebury Road
Leighton Buzzard
Bedfordshire
LU7 4SW

To Let on Application

8,662 SqFt (804.7 SqM)

- Trade Counter / direct road frontage
- Available early 2025
- 3 Phase Power
- Yard area to the front

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 of two semi-detached industrial units on a total plot of approximately 0.5 Acres.

The right-hand building has offices to the side and WC facilities. There are various mezzanines in the units, and subject to terms agreed may be removed.

There is a yard area to the front as well as a small yard at the rear accessed via roller shutter.

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.

Business Rates

Rateable Value - £ on application.

Interested parties are advised to contact the relevant Local Authority.

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Accommodation

Floor Area (GIA)

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

Accommodation	Sq Ft	Sq M
Left Bay	4,111	381.9
Right Bay	4,111	381.9
Right Bay offices/restroom	440	40.9
	8,662	804.7

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

EPC

TBC

Viewings

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