

TO LET

18,399 Sq Ft

(1,709.27 Sq M)

- Detached Industrial / Warehouse / Trade Counter unit
- Self-contained site
- 3 x loading doors (width 4.5m high 6m)
- 6.2 m to the Eaves
- 9.6m to the highest point



George Browns Ltd Rear Building

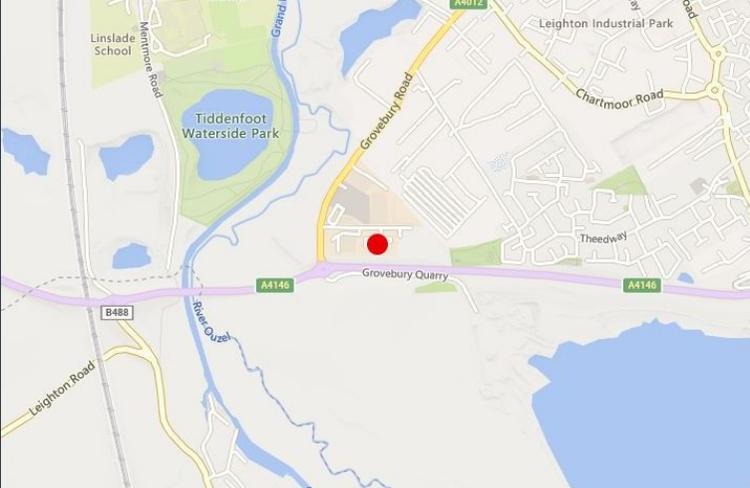
Grovebury Road, Leighton Buzzard, LU7 4SW

 **KirkbyDiamond**

Contact: Eamon Kennedy or Paul Quay

Tel: 01582 738866

kirkbydiamond.co.uk



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.
- 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.

 what3words

///sizes.wakes.slurs

 Google Maps

Click here

DESCRIPTION

- A detached industrial building on a self-contained site
- Industrial / Warehouse / Trade Counter unit
- 3 x loading doors (width 4.5m high 6m)
- 6.2 m to the Eaves
- 9.6m to the highest point

TERMS

Rent available on application.

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

ACCOMMODATION (Gross Internal Area*)

Total **1,709.27 SQ M 18,399 SQ FT**

*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:

 **EAMON KENNEDY**
 07887 835 815 eamon.kennedy@kirkbydiamond.co.uk

 **PAUL QUY**
 07917 268 653 paul.quy@kirkbydiamond.co.uk