

FOR SALE

3,173 Sq Ft (294.77 Sq M)

- Good quality office fit-out throughout.
- Capable of subdivision.
- Majority office content with some storage.
- Allocated yard space to fore.
- Roller shutters to all windows and doors.



Unit 18 & 19

Harmill Industrial Estate, Grovebury Road, Leighton Buzzard, LU7 4FF

>D KirkbyDiamond

Contact: Diccon Brearley or Joshua Parello

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kirkbydiamond.co.uk



LOCATION

- Sited on the well established Harmill Industrial Estate, accessed directly off Grovebury Rd on the southern side of Leighton Buzzard.
- The town centre is approximately 0.7 miles.
- The Mainline Railway Station is 2.7 miles.
- J11a M1 is accessed via the A505 and A5 and is 8.9 miles away
- Milton Keynes is 13.1 miles, London Luton Airport is 17.3 miles.

 what3words

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 Google Maps

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DESCRIPTION

- Two conjoined and mid-terraced industrial/warehouse units with high office content.
- The first floor mezzanine accommodation provides offices on both an individual and open plan basis and is well fitted to include air conditioning units.
- The ground floor provides part office and part storage.
- Each unit provides an access stair and wc's.
- The units will be provided with vacant possession.

TERMS

The premises is available by way of a sale of the freehold title at a quoting price of £375,000.00 exclusive.

ACCOMMODATION (Gross Internal Area*)

Ground Floor	147.34 SQ M	1,586 SQ FT
First Floor	147.43 SQ M	1,587 SQ FT
Total	294.77 SQ M	3,173 SQ FT

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

EPC: Unit 18 - 56 C
Unit 19 - TBC

Business Rates: The Rateable Value is £14,750 per annum for Unit 18 and £11,000 per annum for Unit 19. For the rates payable, please contact www.voa.gov.uk.

Service Charge: Available upon request

CONTACT:

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