

TO LET

20,851 Sq Ft

(1,937.06 Sq M)

- › Detached Industrial / Warehouse / Trade Counter unit
- › Self- contained site
- › 6 x sectional loading doors (width 4.4m height 6m)
- › Max internal height 9.3M
- › 7.22M to the haunch



George Browns Ltd Front Building

Grovebury Road, Leighton Buzzard, LU7 4SW



LOCATION

- Located on Grovebury Road next to Butties 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.

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Google Maps

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DESCRIPTION

- Industrial / Warehouse/ Trade Counter opportunity
- 6 x sectional loading doors (width 4.4m height 6m)
- Mains Gas, Water, Electric
- Reznor heaters to warehouse areas
- Solar panels
Part Air conditioning

TERMS

Rent available on application.

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

VAT: Applicable

ACCOMMODATION (Gross Internal Area*)

Total **1,937.06 SQ M 20,851 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:



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