

TO LET

600 Sq Ft (55.74 Sq M)

- Newly refurbished.
- Electric panel heating.
- Independent access.
- Self contained with wc and kitchen facilities.
- New roof to entire building.



First Floor Rear At 46 High Street
Leighton Buzzard, LU7 1EA

>D KirkbyDiamond

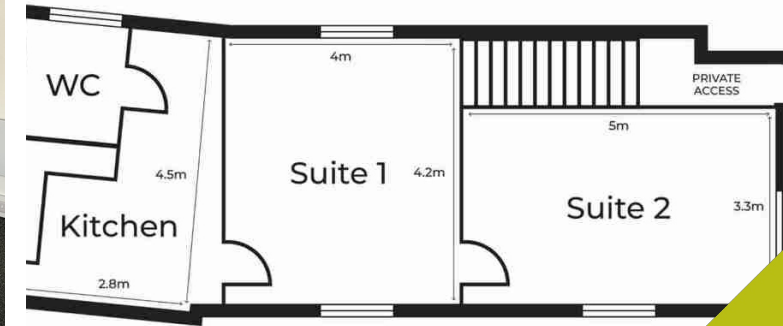
Contact: Diccon Brearley or Joshua Parello

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kirkbydiamond.co.uk



Upstairs Suite – rear 46 High Street, Leighton Buzzard



LOCATION

- Access directly from High Street with all local amenities within a short walk.
- Close to WH Smith, Nationwide, Millets, Peacocks, Nat West, Santander, Costa, Greggs, Waitrose, Tesco, Morrisopns and Aldi.
- Prominently located High Street fronting building. Milton Keynes is 13.7 miles, Bedford is 20.9 miles and London Luton Airport is 16.1 miles.
- Short walk to Mainline Railway Station within 0.7 miles providing access to Birmingham and Euston.
- Easy access to A4146 (1.3 miles), A505 (1.3 miles), A5 (6.4 miles) and M1 at J11a (9.1 miles).

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Google Maps

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DESCRIPTION

- Newly refurbished first floor office accommodation.
- Electric panel heating.
- Independently accessed.
- Wc and kitchen facilities.
- 1 parking space.

TERMS

The unit is available by way of a new lease on effectively full repairing and insuring terms at an initial quoting rent of £12,000.00 per annum exclusive.

ACCOMMODATION (Net Internal Area*)

First floor office	55.74 SQ M	600 SQ FT
Total	55.74 SQ M	600 SQ FT

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

EPC: TBC

Business Rates: To be re-assessed as a single heraditament.

CONTACT:

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