

# TO LET

**12,206 Sq Ft**

(1,133.94 Sq M)

- › Modern warehouse facility with multiple loading doors.
- › Access to the Business Park is via a secure gated access system only.
- › Flexible accommodation can be provided.
- › 3 phase and single phase electrics are available.



## Unit 11-15

**Double Arches Business Park, Eastern Way, Heath And Reach, Leighton Buzzard, LU7 9LF**

**>D KirkbyDiamond**

Contact: Diccon Brearley or Tate James

Tel: 01234 905128

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Close to the A5 on Eastern Way (0.4 miles), providing access to the M1, Milton Keynes to the north and Dunstable/Luton to the south.
- M1 J11a via A5-M1 link 7.5 miles, J12 at Toddington 6.2 miles and J13 9.8 miles.
- Milton Keynes is within 10.6 miles and Leighton Buzzard Town Centre is 3 miles from the unit with Waitrose, Morrisons, Tesco and all local amenities.
- Leighton Buzzard Mainline Railway Station is 4.6 miles from the estate and provides direct rail links to Euston to the south and Manchester via Birmingham to the north.

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Google Maps

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## DESCRIPTION

- Modern warehouse facility on secure and gated estate.
- Eaves height of 5.8m minimum.
- Secure gates and onsite property manager.
- Strategically located estate close to A5/M1.
- Multiple ground level loading doors.

## TERMS

The premises are to be let on a new internal repairing and insuring lease for a term to be agreed at an initial rent of £130,000.00 per annum exclusive.



## ACCOMMODATION (Gross Internal Area\*)

Total	1,133.94 SQ M	12,206 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC:** It doesn't currently require energy to condition internally.

**Business Rates:** The rateable value is £88,000.00. For the rates payable please contact the Local Charging Authority or [www.voa.gov.uk](http://www.voa.gov.uk).

## CONTACT:



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