

# TO LET

3,206 Sq Ft (297.84 Sq M)

- › Self contained office building with range of open plan and individual spaces.
- › Established town centre location.
- › 14 allocated parking spaces.
- › Gas fired radiator heating.



## ECL House

Lake Street, Leighton Buzzard, LU7 1RT

**>D KirkbyDiamond**

Contact: Diccon Brearley or Chris Richards

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



## LOCATION

- The premises are located off Duncombe Street directly accessed from Lake Street in the centre of Leighton Buzzard.
- The premises are within walking distance of the Mainline Railway Station providing access directly to Euston in 35 minutes and to Milton Keynes and Northampton to the north.
- Leighton Buzzard has excellent access to the M1 J11a and also to the A5 via the A4146 which skirts the town.
- In close proximity to the High Street with WH Smith, Costa, The Swan Hotel, Waitrose, Morrisons, Tesco and Aldi all within walking distance.

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Google Maps

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## DESCRIPTION

- A self contained two storey office with 14 allocated parking spaces in the yard to the fore.
- The unit incorporates both individual and open plan office accommodation along with storage, reception, wc's and kitchen facilities.
- Centrally located just off the centre of the town with access to all the amenities of the High Street.
- Recently refurbished accommodation.

## TERMS

Available by way of a new FRI lease for a term to be agreed. Initial quoting rent offers in excess of £35,000.00 per annum exclusive.

## ACCOMMODATION (Net Internal Area\*)

Ground Floor Offices	78.31 SQ M	843 SQ FT
First Floor Offices	219.52 SQ M	2,363 SQ FT
<b>Total</b>	<b>297.84 SQ M</b>	<b>3,206 SQ FT</b>

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

EPC: D 78

## CONTACT:



**DICCON BREARLEY**

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