

TO LET

406 Sq Ft (37.72 Sq M)

- › Mid-terrace Industrial Unit
- › Recently refurbished
- › Parking on Site
- › 3.5m eaves height
- › Great Transport Links

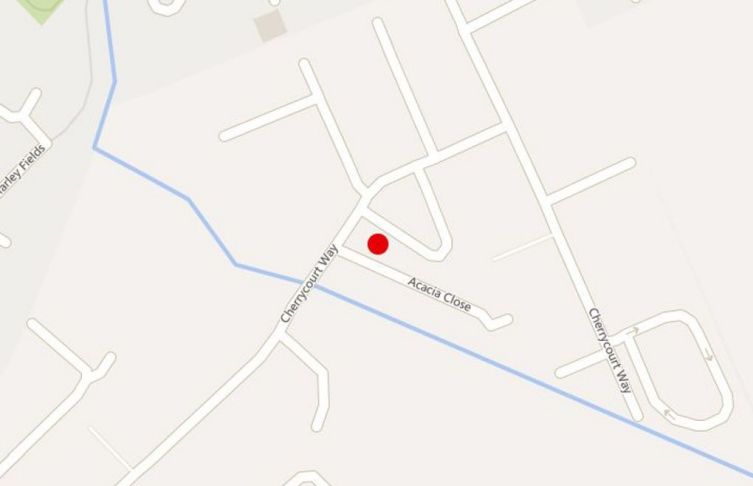


Unit 2

Acacia Close, Cherrycourt Way, Leighton Buzzard, LU7 4QE

Contact: Chris Richards or Tate James
Tel: 01582 738866
eddisons.com





Location

- Leighton Buzzard, is a Bedfordshire market town located 12 miles west of Luton, 10.5 miles south-east of Milton Keynes and 36 miles north-west of Central London.
- The estate sits 1.5 miles from the town centre and 8 miles from M1 Junction 11A which is accessed via the Leighton Buzzard southern bypass (A505) and the A5-M1 link.

/// what3words

///memo.visits.stamp

 Google Maps

[Click here](#)



Description

- Acacia Close sits within Cherrycourt Way, one of the main commercial areas within Leighton Buzzard.
- The industrial/warehouse unit benefits from 3.5m eaves height, a 3 phase power supply, a loading door and LED lighting.
- Parking is provided immediately outside of the unit.
- There is a WC available in the unit.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £8,000 per annum exclusive.

VAT is not payable.

Accommodation (Gross Internal Area*)

Total	37.72 SQ M	406 SQ FT
--------------	-------------------	------------------

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

EPC: E (110)

Business Rates: The rateable value is £4,950. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

Contact:

CHRIS RICHARDS

[07983 775684](tel:07983775684) chris.richards@eddisons.com

TATE JAMES

[07810 746 885](tel:07810746885) tate.james@eddisons.com