

# TO LET

439 Sq Ft (40.78 Sq M)

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

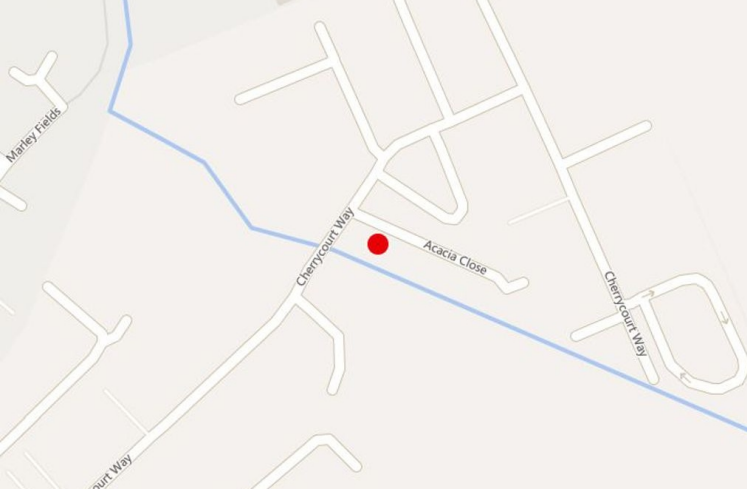


## Unit 26

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

///plays.logic.twice

 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** **40.78 SQ M** **439 SQ FT**

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

**EPC: E (120)**

**Business Rates:** To be reassessed.

**Estate Charge:** Available upon request

## Contact:

**CHRIS RICHARDS**

**07983 775684** [chris.richards@eddisons.com](mailto:chris.richards@eddisons.com)

**TATE JAMES**

**07810 746 885** [tate.james@eddisons.com](mailto:tate.james@eddisons.com)