

TO LET

1,668 Sq Ft (154.96 Sq M)

- › Good quality office fit-out across first floor mezzanine level.
- › Storage and warehouse at ground floor.
- › Air conditioning and double glazed windows and doors.
- › Allocated yard space to fore.
- › Roller shutters to all windows and doors.



Unit 18 Harmill Industrial Estate

Grovebury Road, Leighton Buzzard, LU7 4FF

Contact: Diccon Brearley or Chris Richards
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eddisons.com





Location

- Positioned on the well established Harmill Industrial Estate, accessed directly off Grovebury Rd on the southern side of Leighton Buzzard.
- The town centre is approximately 0.7 miles.
- The Mainline Railway Station is 2.7 miles.
- J11a M1 is accessed via the A505 and A5 and is 8.9 miles away.
- Milton Keynes is 13.1 miles, London Luton Airport is 17.3 miles.

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 Google Maps
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Description

- A mid-terraced industrial/warehouse unit with good quality first floor office content.
- The first floor mezzanine accommodation provides offices on both an individual and open plan basis and is well fitted to include air conditioning units.
- The ground floor provides storage/warehousing.
- A wc and kitchen are fitted at ground floor.
- Parking is allocated in the yard to the fore.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £16,500.00 per annum exclusive . VAT is not payable in this instance.

Accommodation (Gross Internal Area*)

Ground Floor	76.64 SQ M	825 SQ FT
Storage/Workshop		
First Floor Office	78.31 SQ M	843 SQ FT
Total	154.96 SQ M	1,668 SQ FT

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

EPC: Unit 18 – C56.

Business Rates: The rateable value is £18,250.00. For the rates payable please contact the charging authority or www.voa.gov.uk.

Service Charge: Available upon request

Contact:

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