

TO LET

2,766 Sq Ft

(256.96 Sq M)

- Two adjoining industrial/warehouse units.
- Mezzanine to Unit 9.
- Full height (5.29m min eaves) in Unit 10.
- Two full height roller shutter doors.
- Three phase supply to each.



Unit 9-10

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 and popular 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.

 what3words
///length.finishing.rental

 Google Maps
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Description

- Two mid terraced industrial/warehousing units facing onto the estate entry.
- The first floor mezzanine accommodation provides a small office, storage and a kitchen.
- The ground floor provides manufacturing/storage space.
- WC's are provided to each premises.
- 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 £33,000.00 per annum exclusive.



Accommodation (Gross Internal Area*)

Ground Floor	175.86 SQ M	1,893 SQ FT
Mezzanine	81.1 SQ M	873 SQ FT
Total	256.96 SQ M	2,766 SQ FT

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

EPC: The property has an EPC of 107 E .

Business Rates: The rateable value is £17,250.00. For the rates payable please contact www.voa.gov.uk.

Service Charge: Available upon request

Contact:

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