

# TO LET

1,259 Sq Ft (116.96 Sq M)

- › End-terrace Industrial Unit
- › Great Transport Links
- › Parking on Site
- › 3.5m eaves height

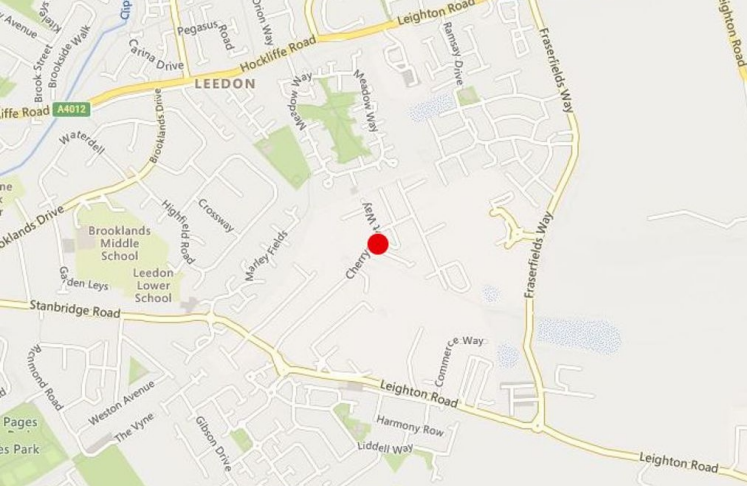


## Unit 1

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

Contact: Chris Richards or Diccon Brearley  
Tel: 01582 738866  
[eddisons.com](http://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  
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## 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 £18,950 per annum exclusive.

VAT is not applicable.

## Accommodation (Gross Internal Area\*)

| Total | 116.96 SQ M | 1,259 SQ FT |
|-------|-------------|-------------|
|-------|-------------|-------------|

\*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: C-58

**Business Rates:** The rateable value is £15,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** Available upon request

## Contact:

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