

TO LET

955 Sq Ft (88.72 Sq M)

- › An individual single storey industrial/warehouse unit.
- › Full height roller shutter loading door.
- › Min eaves at 5.29m.
- › WC facilities.
- › Three phase and single phase electricity.



Unit 10

Harmill Industrial Estate, Grovebury Road, Leighton Buzzard, LU7 4FF

Contact: Diccon Brearley or Chris Richards
Tel: 01234 905128
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

///hurray.slam.lease

Google Maps

Click here



Description

- A mid-terraced industrial/warehousing unit facing onto the estate entry.
- Full height without encumbrance.
- The unit provides manufacturing/storage space.
- WC provided 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 £15,000 per annum exclusive.



Accommodation (Gross Internal Area*)

Ground Floor	88.72 SQ M	955 SQ FT
Total	88.72 SQ M	955 SQ FT

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

EPC: The property has an existing epc in conjunction with Unit 9 of E107.

Business Rates: To be re-assessed. The premises have a single assessment along with Unit 9. For the rates payable please contact www.voa.gov.uk.

Service Charge: Available upon request

Contact:

DICCON BREARLEY

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