

TO LET

1,811 Sq Ft (168.24 Sq M)

- › A single storey industrial/warehouse unit with first floor storage mezzanine.
- › Full height roller shutter loading door.
- › Min height below mezzanine at 2.53m.
- › Kitchen and wc facilities.
- › Three phase and single phase electricity.



Unit 9

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.

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Google Maps

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Description

- A mid-terraced industrial/warehousing unit 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 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 £16,500 per annum exclusive.



Accommodation (Gross Internal Area*)

Ground Floor	87.14 SQ M	938 SQ FT
Mezzanine	81.1 SQ M	873 SQ FT
Total	168.24 SQ M	1,811 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 10 of E107.

Business Rates: To be re-assessed. For the rates payable please contact www.voa.gov.uk.

Service Charge: Available upon request

Contact:

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