

TO LET

INDUSTRIAL



- Prominent location: Grovebury Road, Leighton Buzzard
- Town centre 1.25 miles
- A5, A505 & A4146 easily accessible
- New M1 A5 link road 5 miles
- Two combined industrial units with mezzanine & office space
- Eaves: 5 metres
- Car parking
- Common areas managed via estate charge
- VAT: not applicable
- Use: B1c, B2 & B8
- Joint agents: Smiddy & Co and Clock Property

- Ground Floor: 1,750 ft² (162.58 m²)
- Mezzanine: 728 ft² (67.63 m²)
- Total: 2,478 ft² (230.21 m²)

- Leasehold: terms to be agreed
- Rateable values: £7,100 & £8,700
- Energy performance ratings: E101& D99

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