

TO LET

INDUSTRIAL



- Location: Cherrycourt Way, Stanbridge Road, Leighton Buzzard
- Town centre 1.5 miles
- A5, A505 & A4146 easily accessible
- New M1 A5 link road 5 miles
- Eaves: 4.1 m
- Car parking
- Landlord controlled areas managed via service charge
- VAT: applicable
- Use: Light industrial and storage
- Joint agents: Smiddy & Co and Clock Property

- Ground Floor: 1,255 ft² (116.62 m²)
- Mezzanine Office: 446 ft² (41.41 m²)
- **Total: 1,701 ft² (158.03 m²)**

- Rent: £17,450 pax leasehold
- Rateable value: £10,250
- Energy performance rating: D82

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