



Storage Yard

The Manor Business Centre, STEWKLEY, LU7 0HR

Storage Yard with possible Site Office

17,250 sq ft
(1,602.58 sq m)

- Good hardstanding (not concrete)
- Water and single phase electric could be provided
- Mostly secured with palisade fencing
- Single storey office of 730 sq ft with kitchen and WC
- **NO CAR TRADERS**
- The hours of use are 6am-7pm Monday-Saturday. No Sunday or Bank Holiday use.

Storage Yard, The Manor Business Centre, STEWKLEY, LU7 0HR

Summary

Available Size	17,250 sq ft
Rent	£30,000 per annum
Business Rates	Business Rates Not Applicable
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The storage land in question lies to the left of the main access road into the Manor Business Centre and is laid, well drained and is of good hardstanding (not concrete) which is mostly secured with palisade fencing and provided with water and single phase electrics. A site office of 730 sq ft with kitchen and WC facilities could be available if required at a rent of £7,500 per annum. As well as several other businesses, a fully operational MOT accredited garage exists on site. NO CAR TRADERS.

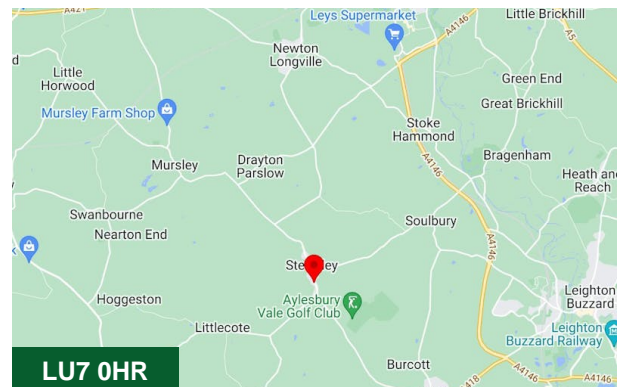
Location

The Manor Business Centre is just off the High Street in Stewkley, a village within Aylesbury Vale district in Buckinghamshire, located about seven miles south of the Milton Keynes urban area and three miles north of Wing.

Leighton Buzzard is situated close to the beautiful Chiltern Hills. It lies between Luton and Milton Keynes and is close to the M1 motorway and A5 road. Leighton Buzzard is served by Southern and West Midlands Trains services on the West Coast Main Line railway at Leighton Buzzard railway station (in Linslade). The Grand Union Canal runs through the town, alongside the River Ouzel. Leighton Buzzard has a direct Bus rapid transit service to Luton via the Luton to Dunstable Busway, with an onward connection to Luton Airport.

Business Rates

TBC



Viewing & Further Information



James Garvey

01494 460258 | 07471996320

jg@chandlergarvey.com