



UNIT 6

Oakwood Enterprise Park, Leighton Buzzard, LU7 0GR

To Let - Modern detached Warehouse / Industrial Unit

4,500 SQ FT



Summary

Available Size	4,500 sq ft
Rent	£47,250 per annum Rent is payable quarterly in advance and exclusive of all outgoings
Rates Payable	£13,223.50 per annum
Rateable Value	£26,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£0.20 per sq ft Includes Building Insurance
EPC Rating	A (15)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Single storey unit	4,500	418.06	Available
Total	4,500	418.06	

Description

Constructed 5 years ago the property comprises a detached single-storey industrial / warehouse unit of 4,500 sq ft, of steel portal frame with insulated profile steel clad elevations set beneath an insulated steel-clad roof with approx. 10% roof lights, compliant with current building and thermal requirements / regulations.

Key Features

- Min 3.63m eaves to 6.3m at pitch
- 3m wide powered loading door
- Secure Site with CCTV
- Three phase power
- LED lighting
- Car parking
- Excellent IT Connectivity
- Subsidised Solar Electricity

Location

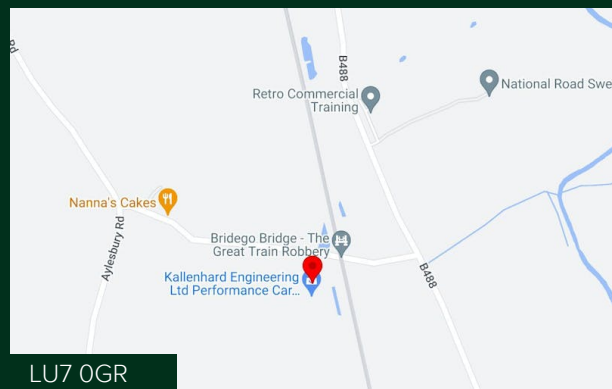
Located on the outskirts of Leighton Buzzard off the B488 between Ledburn and Mentmore situated next to the famous 'The Great Train Robbery bridge'.

There is excellent access to A4146 & A505 leading to the A5 and Junction 11a of the M1 Motorway, Dunstable and Milton Keynes.

Leighton Buzzard rail station is approx. 2.5 miles distance (London Euston - 35 minutes, Milton Keynes Central - 9 minutes and Birmingham New Street - 1 Hour 14 minutes).

Terms

The property is offered on a new full repairing and insuring lease for a term to be agreed at rent of £47,250 per annum exclusive. VAT is applicable.



Viewing & Further Information

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