



UNIT 0

Oakwood Enterprise Park, Rowden Lane, Mentmore,
Leighton Buzzard, LU7 0GR

To Let - Modern detached Warehouse / Industrial Unit

2,028 SQ FT



Summary

Available Size	2,028 sq ft
Rent	£23,000 per annum
Business Rates	To be assessed
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£0.20 per sq ft Includes Building Insurance
EPC Rating	A (8)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Single Storey	2,028	188.41	Available
Total	2,028	188.41	

Description

The property comprises a detached single-storey industrial / warehouse unit of 1,970 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

- Secure Site with CCTV
- 3m powered loading door
- Min 3.63m eaves to 6.3m at pitch
- Three Phase Power
- LED Lighting
- Car Parking
- Excellent IT Connectivity
- Subsidised Solar Electricity

Location

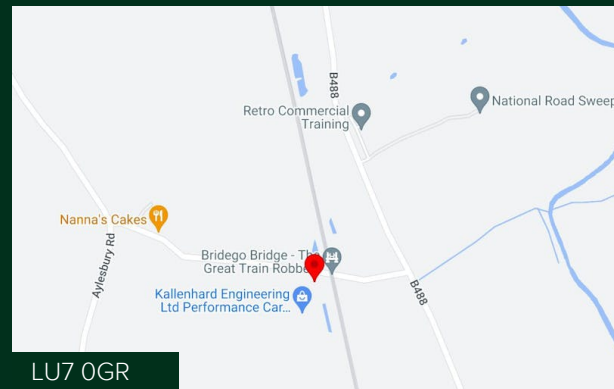
Located on the outskirts of Leighton Buzzard off the B488 between Ledburn and Mentmore situated next to the famous 'The Great Train Robbery bridge'.

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 £23,000 per annum exclusive. VAT is applicable.



Viewing & Further Information

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