



## Unit 2A

Durrance Farm Business Park, Stewkley Road, Leighton Buzzard, LU7 0DF

### **INDUSTRIAL UNIT TO LET**

**2,282 sq ft**  
(212 sq m)

- Good on-site Parking
- Max 4.2m eaves height
- 2 Roller Shutter Doors
- Motor Trade
- 3-phase electrics
- Communal block of WCs

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## Summary

<b>Available Size</b>	2,282 sq ft
<b>Rent</b>	£21,700 per annum
<b>Rates Payable</b>	£3,493 per annum Small Business Rates Available
<b>Rateable Value</b>	£7,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

Ground floor unit TO LET.

Industrial/workshop unit benefits from a maximum eaves height of 4.2 meters, two roller shutter doors and a pedestrian door at the front of the unit opening out onto a shared forecourt, concrete flooring, parking, and 3 phase electricity.

Externally along with other occupiers on the Estate there is a shared use of the communal car park and toilets, there is also onsite CCTV security and security gates.

## Location

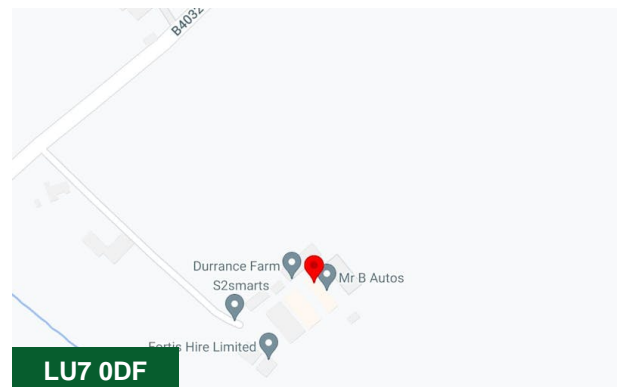
The property is located just off the Stewkley Road, close to Soulbury. Soulbury is a village within Aylesbury Vale district in Buckinghamshire, 7 miles south of Milton Keynes and 3 miles north of Wing. Leighton Buzzard is situated close by, between Luton and Milton Keynes and is close to the M1 Motorway and A4 Trunk Road. The A4146 links the town to the M1 junction 11A via the A5 / M1 link, which opened in 2017. The estate is less than one mile from the Town Centre and 1.7 miles from Leighton Buzzard train station which sits on the west coast main line (Euston to Birmingham).

## Terms

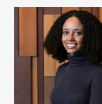
New lease to be agree direct with the landlord

## Money laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all tenants and proof of identity documents will be required.

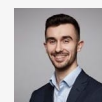


## Viewing & Further Information



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