

TRINITY HALL BUSINESS PARK

WATLING STREET, HOCKLIFFE, LEIGHTON BUZZARD, LU7 9PY

FOREST
REAL ESTATE

INCORPORATING Smiddy & Co

TO LET

454 TO 9,485 SQ FT

Beautiful Crafted New Build Business Units From 454 ft² To 2,000 ft² Up To 10,000 ft²

Key Features

- Gated Entrance
- Choice of 11 Units Accessible Through a Beautiful Courtyard
- High Vaulted Ceilings
- Available as Individual Units or Combined to Create Larger Spaces
- LED Spot Lighting
- Under Floor Heating
- Unique Secluded & Peaceful Location
- Each Office Features a Private Entrance, Kitchen & WC
- High Speed Internet
- Crittal Glass Windows & Doors
- Ample Car Parking
- Rent is inclusive of utilities and fibre internet

Trinity Hall Business Park, Watling Street, Hockliffe
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Description

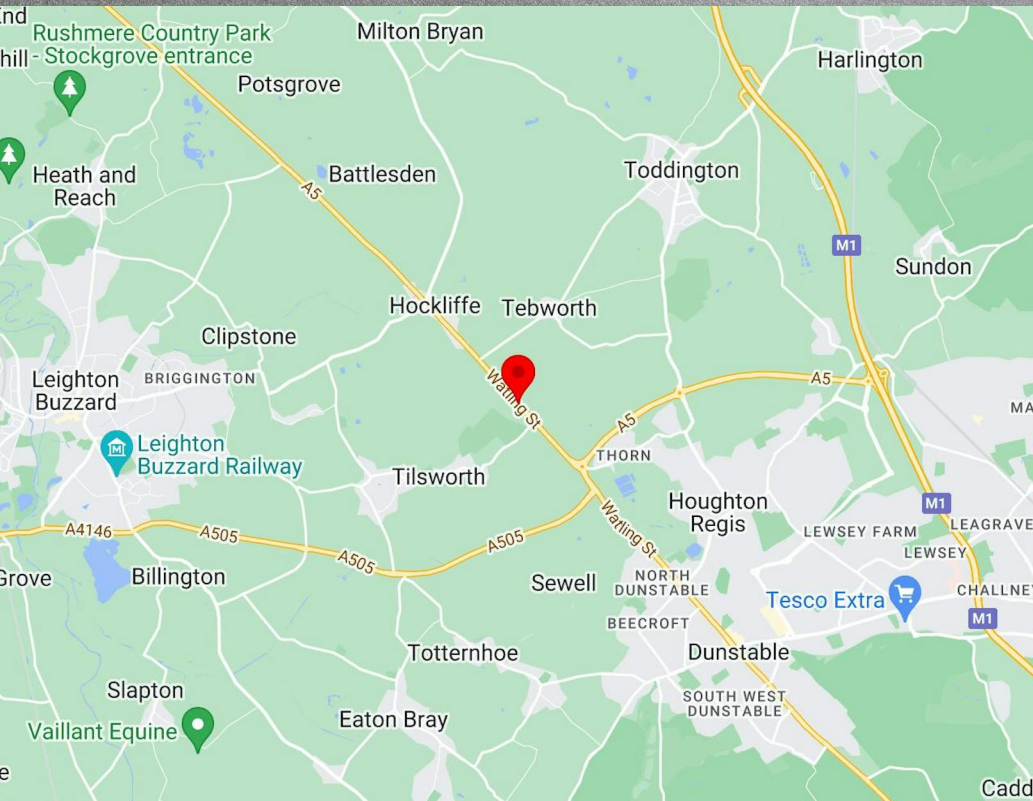
A new development of office/business units designed to meet the needs of modern enterprises, featuring high vaulted ceilings, private entrances, kitchens and WC facilities.

With a choice of 11 units the business park can cater for start ups as well as established businesses with the option of units being combined to create larger space.

Location

Trinity Hall Business Park is located in Hockliffe, Bedfordshire and provides a serene, countryside setting while being conveniently close to major transport links. With easy access to Junction 11a of the M1 motorway and nearby train stations, Hockliffe ensures seamless connectivity to London and Milton Keynes.

Leighton Buzzard Railway Station can be found approximately 3 miles away.







Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	498	46.27	Available
Unit - 2	458	42.55	Available
Unit - 3	458	42.55	Available
Unit - 4	454	42.18	Available
Unit - 5	642	59.64	Available
Unit - 6	1,266	117.62	Available
Unit - 7	1,100	102.19	Available
Unit - 8	766	71.16	Let
Unit - 9	1,538	142.88	Available
Unit - 10	1,191	110.65	Available
Unit - 11	1,114	103.49	Available
Total	9,485	881.18	

Lease	Flexible Lease / License (minimum 6 months)
Rent	Rent on application
Rates	Applicants are to make their own enquiries to Central Bedfordshire Council.
Service Charge	Rent is inclusive of utilities and fibre internet.
VAT	Applicable

Contact

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