



The Green Barn, Old Mill Barns, Aylesbury Road, Leighton Buzzard, LU7 0PG

**To Let | 3,351 sq ft**

MULTI-USE WAREHOUSE INDUSTRIAL RETAIL UNIT - TO LET



## The Green Barn, Old Mill Barns, Aylesbury Road, Leighton Buzzard, LU7 0PG

### TO LET

#### Summary

- Size: 3,351 sq ft
- Rent: £30,000 per annum
- Rates payable: £5,489 per annum 2023
- Rateable value: £11,000
- EPC: A (25)

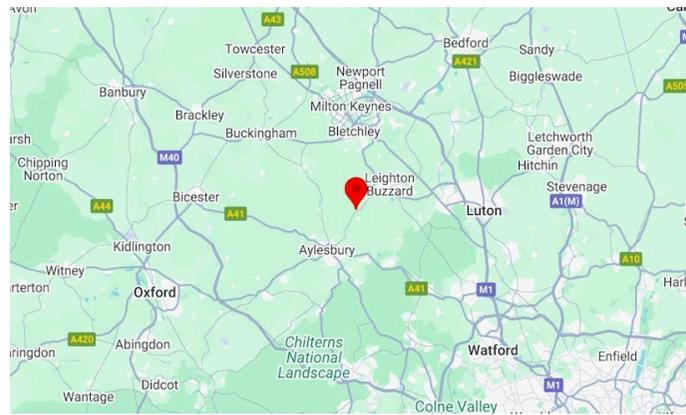
#### Further information

- [View details on our website](#)
- [Microsite](#)

#### Viewings and Further Information



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#### Description

The Green Barn is a steel portal framed building, to provide offices and warehousing with a small workshop to the rear. This building measures approximately 3,351 sq ft. The two barns have been converted to provide office/warehouse and retail space. The Black Barn is also available comprising steel portal framed building with a main retail are of 1,720 sq ft. The barns can be Let separately or as a whole.

#### Location

The Green Barn is located on the Aylesbury Road, just south of Wing. The village is on the main A418 road between Aylesbury and Leighton Buzzard. It is about 8 miles (13 km) north-east of Aylesbury, 3 miles (5 km) west of Leighton Buzzard, and 12 miles (19 km) south of Milton Keynes.

#### Terms

Available on a new lease direct from the Landlord on terms to be agreed.



#### Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

#### VAT

To be confirmed

#### Legal fees

Each party to bear their own costs

## Accommodation

The accommodation comprises the following areas:

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
Unit - The Green Barn	3,351	311.32	Available
<b>Total</b>	<b>3,351</b>	<b>311.32</b>	

