



# TRINITY HALL FARM

WATLING STREET, LEIGHTON BUZZARD, LU7 9PY

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FOREST  
REAL ESTATE

# TO LET

## 454 TO 766 SQ FT

### Two Beautifully crafted self-contained offices

#### Key Features

- Gated Entrance
- High Speed Internet
- Ample Car Parking
- Fitted Security Alarm
- LED Lighting
- Unique Secluded & Peaceful Location
- Under Floor Heating
- Tea Point / Kitchenette
- On Site Shower Facility
- Office Furniture Available by Separate Negotiation

**Trinity Hall Business Park, Trinity Hall Farm, Watling Street**  
Leighton Buzzard, LU7 9PY





## Description

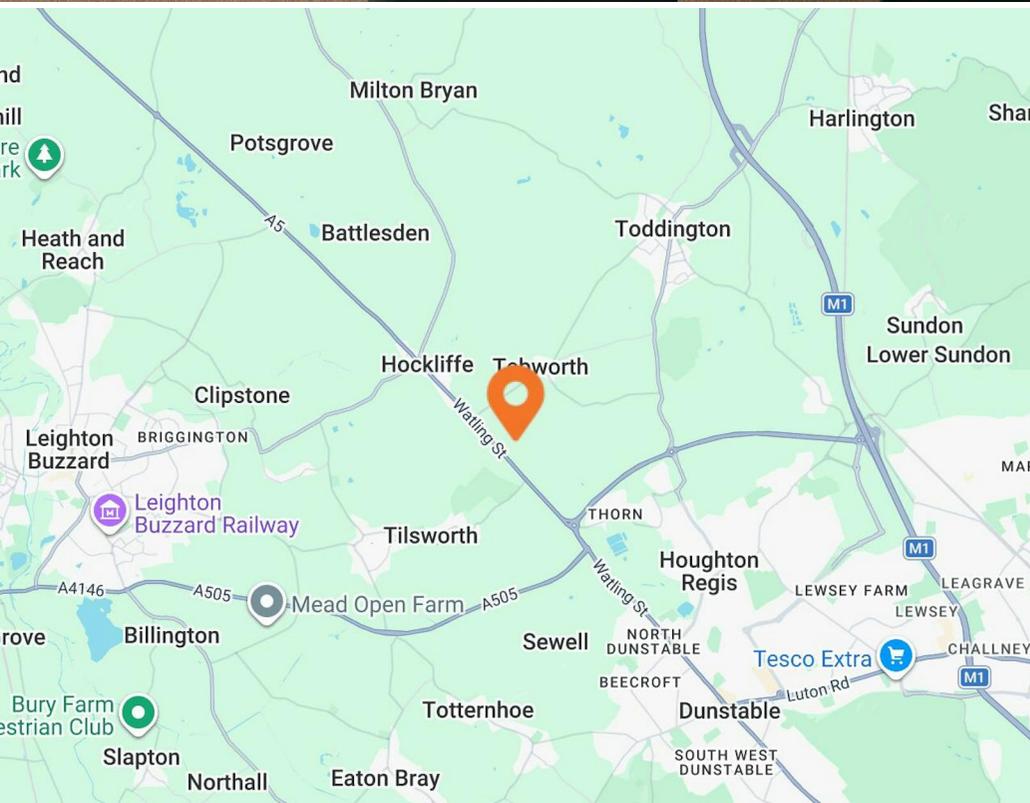
A recently completed development of self-contained office/business units designed to meet the needs of modern enterprises, featuring private entrances, underfloor heating, connected WiFi, kitchens and WC facilities.

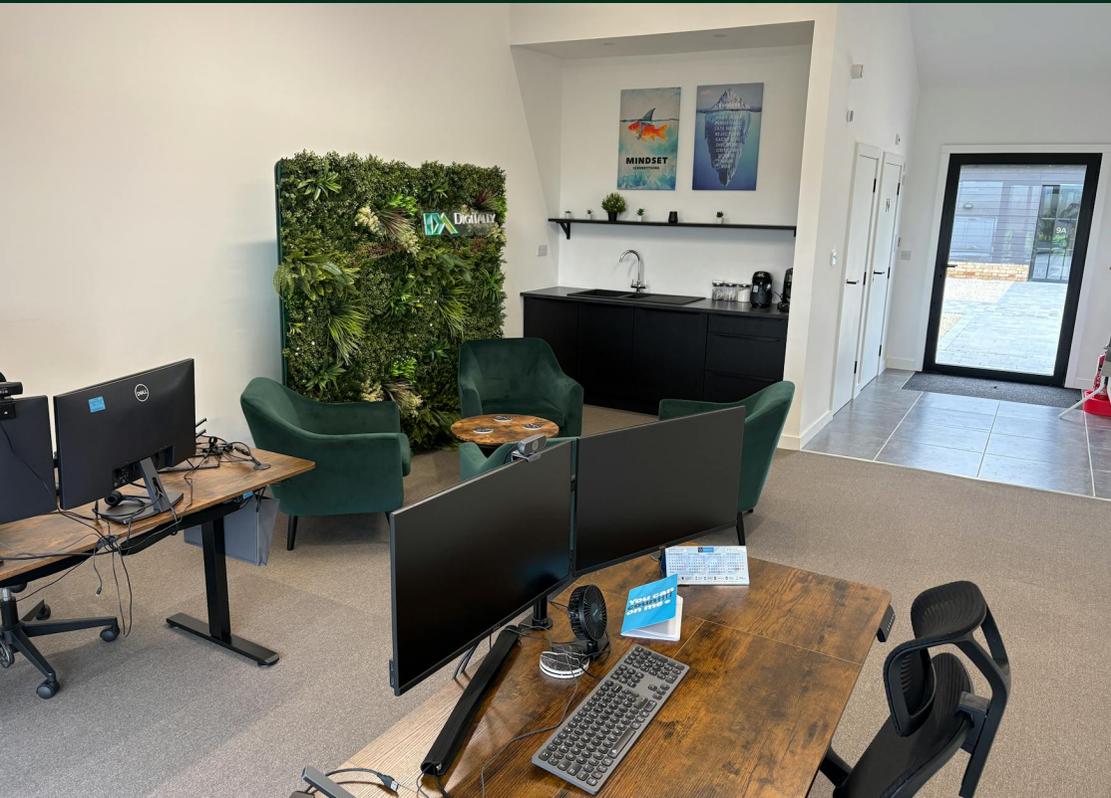
Unit 4 amounts to 454 ft<sup>2</sup> and unit 8 766 ft<sup>2</sup>. They are available on new flexible licence agreements for a term to be agreed, minimum 12 months.

## Location

Trinity Hall Business Park is located in Hockliffe, Bedfordshire on the A5 Watling Street 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 (London Euston approx. 30 minutes travel time).





# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Unit 4	454	42.18	£18,500 /annum	Available
Ground - Unit 8	766	71.16	£30,000 /annum	Available
<b>Total</b>	<b>1,220</b>	<b>113.34</b>		

<b>Lease</b>	Licence
<b>Rent</b>	£18,500 - £30,000 per annum . The rent is fully inclusive of utilities, service charge and fibre internet connection plus VAT.
<b>Rates</b>	Small business rates relief may apply, subject to eligibility criteria.
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>EPC</b>	A (2)

# Contact

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