



## Unit 12 Durrance Farm Business Park

Stewkley Road, Soulbury, Leighton Buzzard, LU7 0UU

### OFFICE UNIT - TO LET

**1,069 sq ft**  
(99.31 sq m)

- Fully Carpeted First Floor Office
- LED Spotlights
- Vinyl Flooring
- Shower & W/Cs
- Double Glazed Windows

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## Summary

<b>Available Size</b>	1,069 sq ft
<b>Rent</b>	£14,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (34)

## Description

The office accommodation includes a ground floor kitchen and breakout room area with a shower and W/C.

The first floor features an open-plan office with a separate partitioned office with a picturesque views of a sheep farm. The property currently benefits from LED spotlights, vinyl flooring on the ground floor, carpeted first-floor office, electric heating, and double-glazed windows.

Externally, there is a hardstanding for lorries, the estate also benefits from CCTV security, waste disposal, common maintenance, and fibre broadband available at an additional cost.

The accommodation previously functioned as an operational hub. The ground floor served as a breakout room for workmen, while the first floor was designated as office space.

## Location

The property is located just off the Stewkley Road, close to Soulbury, 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

A new lease is available 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.



## Viewing & Further Information



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