

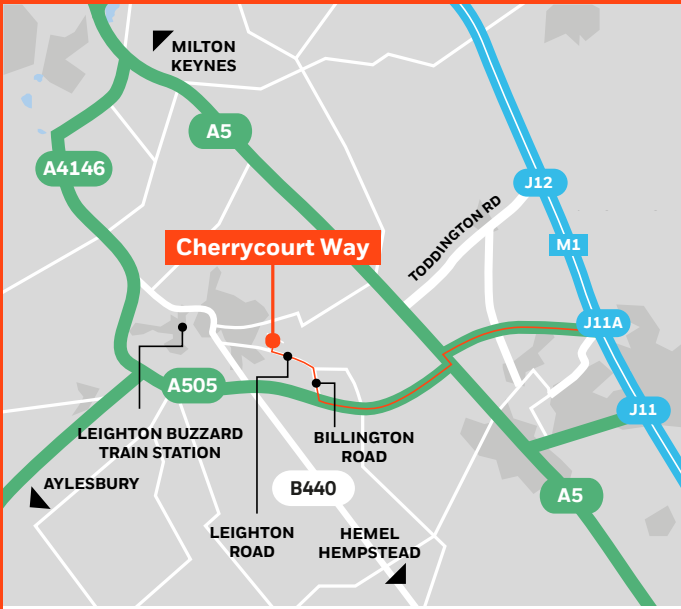
**Unit S2**  
**Cherrycourt Way**  
Leighton Buzzard

**BR** INDUSTRIAL  
TRUST

**Industrial / Warehouse Unit**  
10,800 sq ft (1,003 sq m)  
**To Let**

Unit S2, Cherrycourt Way,  
Leighton Buzzard, LU7 4UH





what3words: battle.mercy.lunch  
www.what3words.com

## CONNECTIVITY

| Description                    | Miles | Time    |
|--------------------------------|-------|---------|
| Leighton Buzzard Train Station | 2.3   | 9 mins  |
| M1 J11A                        | 8.3   | 13 mins |
| London Luton Airport           | 16.4  | 22 mins |
| Hemel Hempstead                | 16.5  | 28 mins |

## ACCOMMODATION

| Description         | GIA sq ft     | GIA sq m     |
|---------------------|---------------|--------------|
| Warehouse           | 8,307         | 771.7        |
| Ground Floor Office | 1,261         | 117.2        |
| First Floor Office  | 1,232         | 114.5        |
| <b>Total</b>        | <b>10,800</b> | <b>1,003</b> |

## VAT

VAT is payable on rents and charges.

## LOCAL OCCUPIERS



## IDEALLY SITUATED

Cherrycourt Way sits 1.3 miles away from Leighton Buzzard town centre and 2 miles from Leighton Buzzard train station. Its ideal location allows access to the M25 in under 30 minutes, as well as Central London in just over an hour.

## DESCRIPTION

A mid terrace warehouse unit. The unit benefits from 6.4m eaves height, one loading door, three phase power, two storey offices and LED lighting throughout. The generous forecourt area provides parking for approx. 16 cars and is capable of being enclosed. The unit is available on a new lease. The Rateable Value is £71,500 (2023 Rating List)



Generous yard area



EPC rating C



1 level access door



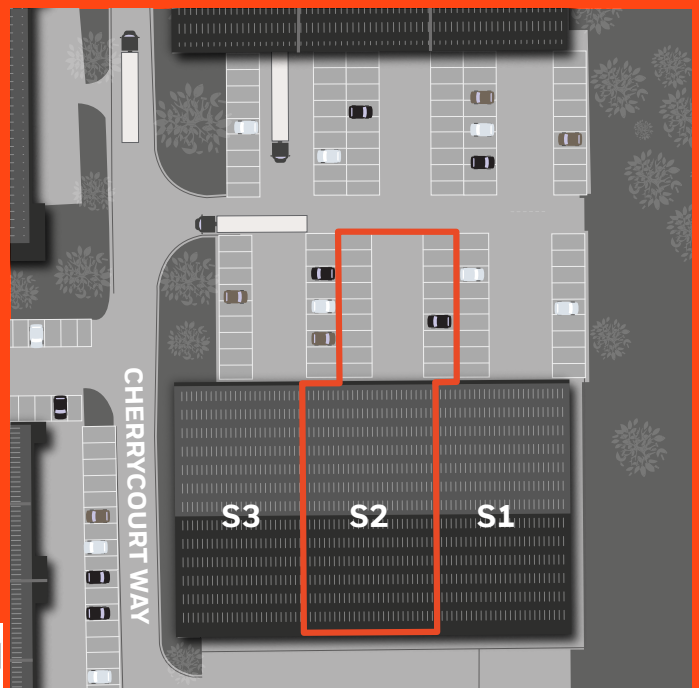
6.4m Eaves height



LED lighting throughout



Two storey offices



## FURTHER INFORMATION

Further information is available from the joint agents.



Dan Jackson  
djackson@adroitrealestate.co.uk



Chris McClure  
chris@louchshacklock.com