

TO LET

1,587 Sq Ft (147.43 Sq M)

- Good quality office fit-out across first floor mezzanine level.
- Storage and warehouse at ground floor.
- Air conditioning and double glazed windows and doors.
- Allocated yard space to fore.
- Roller shutters to all windows and doors.



Unit 19

Harmill Industrial Estate, Grovebury Road, Leighton Buzzard, LU7 4FF

 **Kirkby
Diamond**

Part of **Eddisons**

Contact: Diccon Brearley or Chris Richards

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kirkbydiamond.co.uk



LOCATION

- Positioned on the well established Harmill Industrial Estate, accessed directly off Grovebury Rd on the southern side of Leighton Buzzard.
- The town centre is approximately 0.7 miles.
- The Mainline Railway Station is 2.7 miles.
- J11a M1 is accessed via the A505 and A5 and is 8.9 miles away.
- Milton Keynes is 13.1 miles, London Luton Airport is 17.3 miles.

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Google Maps

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DESCRIPTION

- A mid-terraced industrial/warehouse unit with first floor office content.
- The first floor mezzanine accommodation provides offices on both an individual and open plan basis and is well fitted to include air conditioning units.
- The ground floor provides storage/warehousing.
- A wc is fitted at ground floor.
- Parking is allocated in the yard to the fore.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £16,500.00 per annum exclusive . VAT is not payable in this instance.

ACCOMMODATION (Gross Internal Area*)

Ground Floor	73.76 SQ M	794 SQ FT
First Floor	73.67 SQ M	793 SQ FT
Total	147.43 SQ M	1,587 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: Unit 19 - B-42

Service Charge: Available upon request

CONTACT:

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