

TO LET

INDUSTRIAL



- Location: Stanbridge Road, Leighton Buzzard
- Town centre 1.5 miles
- A5, A505 & A4146 easily accessible
- M1 - A5 link road 5 miles
- Eaves: 5.5m
- Electric loading door & three phase power
- First floor office area
- Car parking
- Landlord controlled areas managed via service charge
- VAT: applicable
- Use: class E

- Ground Floor: 2,840 ft²
- First Floor: 615 ft²
- **Total: 3,455 ft² (320.97 m²)**

- Rent: £38,250 pax leasehold
- Rateable value: £18,500
- Energy performance rating: B43

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