



## NEW BURY BUSINESS PARK

New Bury Farm, Mill Road, Leighton Buzzard, LU7 9BT

Preliminary Announcement - New Single Storey Industrial Units To Let

950 TO 2,170 SQ FT



## Summary

<b>Available Size</b>	950 to 2,170 sq ft
<b>Rent</b>	£18 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£2.50 per sq ft
<b>EPC Rating</b>	Upon enquiry

## Key Features

- On site security
- Minimum eaves from 5 - 7 metres
- Powered Loading Doors
- LED Lighting
- WC's and Kitchenette
- 3 Phase power connected
- Fibre Broadband
- Ample car parking

## Description

A new development of 14 self-contained single storey industrial / storage units ranging in sizes from 950 up to 2,170 sq ft that can be combined to provide larger accommodation. Available for occupation from July this year, the units are being completed to a high standard of finish with good access and car parking.

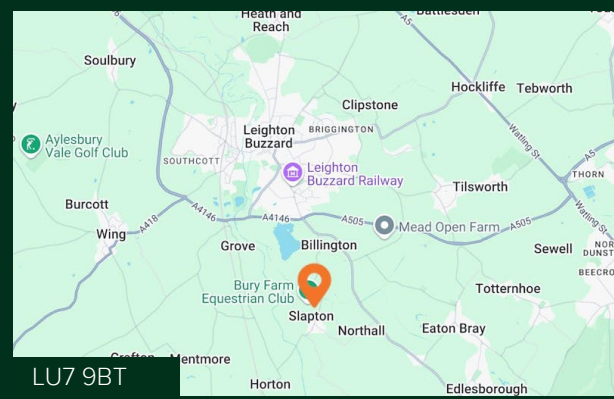
## Property Highlights / Amenities

- Build Status: New Build - Under Construction

## Location

Located on the outskirts of Leighton Buzzard within a short drive of the A4146 and A505 that connect to Junction 11a of the M1 Motorway (approx. 9.4 miles) and Milton Keynes (approx. 18 miles).

Leighton Buzzard main line rail station provides a direct service to London Euston (33 minutes) and Milton Keynes (12 minutes) and further services North



## Viewing & Further Information

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