





To Let

Cherrycourt Way, Leighton Buzzard

 £1,450 pcm / £17,400 per annum

 1,023 Sq Ft / 95.03 Sq M

 Positioned within an established commercial estate in Leighton Buzzard, this office suite offers practical Class E accommodation suitable for a range of business occupiers. The Property extends to approximately 1,023 sq. ft. and is arranged as four separate offices, with dedicated WC facilities and allocated on-site parking. Access is provided via a ground floor entrance, offering straightforward entry for staff and visitors.

 Leighton Buzzard mainline station is nearby, providing direct services to London Euston, while the surrounding road network offers convenient links north and south. The suite provides functional, well-located office accommodation in a recognised commercial setting.



Cherrycourt Way, Leighton Buzzard, Bedfordshire, LU7 4UH

Location

Cherrycourt Way is situated within one of Leighton Buzzard's principal established industrial and commercial estates on the eastern side of the town, providing an excellent business location with convenient access to regional and national transport networks. The area is home to a diverse range of manufacturing, warehousing, trade counter and distribution occupiers, creating a well-established commercial environment.

Terms & Tenure

The property is available to Let on a new lease for a term to be agreed, subject to contract.

Accommodation

Office: 1,023 sq. ft.

Rates

Rateable Value TBC . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is C

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:



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