



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

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

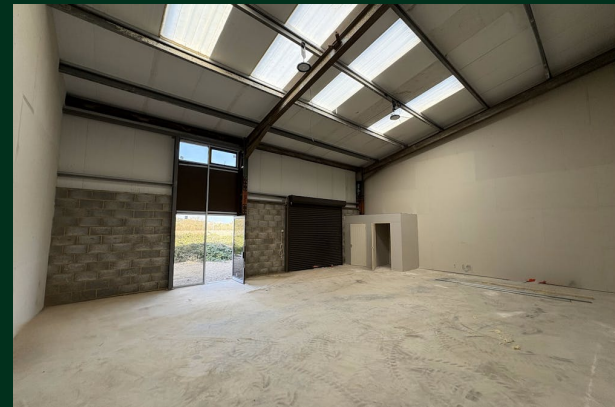
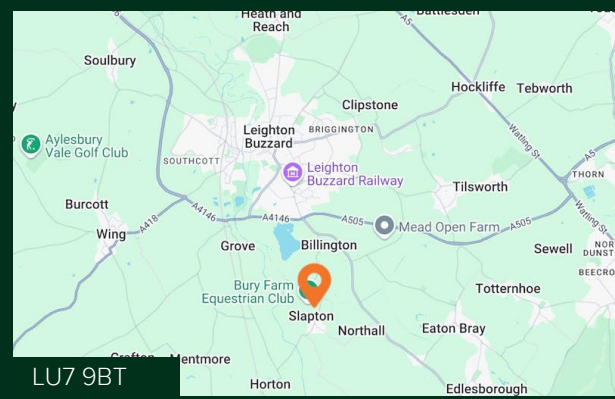
Description

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.

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

Christopher Smiddy

01923 911 007 | 07753 970 196

chris@forestrealestate.co.uk

CONNECT WITH US

Oak House, Reeds Crescent, Watford, WD24 4QP

01923 911 007

info@forestrealestate.co.uk

www.forestrealestate.co.uk

FOREST
REAL ESTATE
INCORPORATING **Smiddy & Co**

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise as to the correctness of each of the statements of dimensions contained in these particulars.
Generated on 16/09/2025

