TO LET

850 Sq Ft (78.96 Sq M)

- Mid-terrace Industrial Unit
- Great Transport Links
- Parking on Site
- 3.5m eaves height

Unit 23

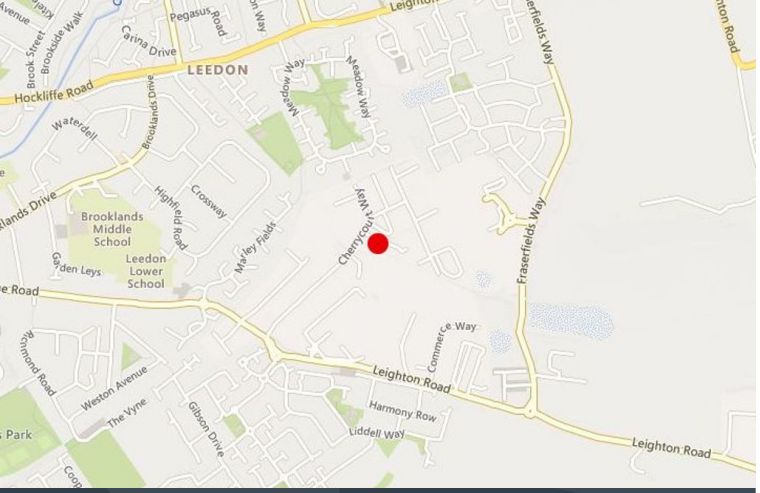
Acacia Close, Cherrycourt Way, Leighton Buzzard, LU7 4QE

KirkbyDiamond
Part of BTG Eddisons

Contact: Chris Richards or Tate James

Tel: **01582 738866**

kirkbydiamond.co.uk



LOCATION

- Leighton Buzzard, is a Bedfordshire market town located 12 miles west of Luton, 10.5 miles south-east of Milton Keynes and 36 miles north-west of Central London.
- The estate sits 1.5 miles from the town centre and 8 miles from M1 Junction 11A which is accessed via the Leighton Buzzard southern bypass (A505) and the A5-M1 link.

what3words

///energetic.traps.slam

Google Maps

Click here

DESCRIPTION

- Acacia Close sits within Cherrycourt Way, one of the main commercial areas within Leighton Buzzard.
- The industrial/warehouse unit benefits from 3.5m eaves height, a 3 phase power supply, a loading door and LED lighting.
- Parking is provided immediately outside of the unit.
- There is a WC available in the unit.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £12,750 per annum. VAT is payable.

ACCOMMODATION

Total	**78.96 SQ M**	**850 SQ FT**

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

EPC: C-71

Business Rates: The rateable value from the 1st April 2026 is £10,250. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

CONTACT:

CHRIS RICHARDS
07983 775684 chris.richards@kirkbydiamond.co.uk

TATE JAMES
07810 746 885 tate.james@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP