

FOR SALE

INDUSTRIAL



- **RARE FREEHOLD AVAILABLE NOW!**
- Location: Stanbridge Road, Leighton Buzzard
- Town centre 1.5 miles
- A5, A505 & A4146 easily accessible
- New M1 A5 link road 5 miles (completion due 2017)
- Eaves: 4.5m minimum
- Car parking
- Estate charge: applicable
- Use: B1c, B2, B8
- Opportunity to upgrade/refit or change use (STP)
- Joint agents: Smiddy & Co and Clock Property

- Ground Floor: 6,123 ft² (568.82 m²)
- Mezzanine: 1,223 ft² (113.64 m²)
- **Total: 7,346 ft² (682.46 m²)**

- Price Guide: £425,000 freehold. VAT not applicable
- Rateable value: £29,750
- Energy performance rating: under assessment

UNIT 2 GREAVES WAY, LEIGHTON BUZZARD LU7 4UB

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