

TO LET

INDUSTRIAL



- Location: Pages Ind Park, Billington Road, Leighton Buzzard
- Town centre approx 1 mile
- A5, A505 & A4146 easily accessible
- New M1 A5 link road approx 5 miles
- End terrace unit with three phase power
- Eaves: 4m
- Car parking
- Landlord controlled areas managed via service charge
- VAT: applicable
- Use: B1c
- Joint agents: Smiddy & Co and Clock Property

- Ground Floor: 1,735 ft²
- Potential to add mezzanine level

- **Total: 1,735 ft² (161 m²)**

- Rent: £16,000 pax

- Rateable value: £11,000

- Energy performance rating: under assessment

UNIT 12A EDEN WAY, LEIGHTON BUZZARD LU7 4TZ

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