# TO LET

# <image>

<ul><li>Ground Floor:</li><li>Mezzanine:</li></ul>	1,750 ft <sup>2</sup> 728 ft <sup>2</sup>	(162.58 m²) (67.63 m²)
• Total:	2,478 ft <sup>2</sup>	(230.21 m <sup>2</sup> )

### INDUSTRIAL

- Prominent location: Grovebury Road, Leighton Buzzard
- Town centre 1.25 miles
- A5, A505 & A4146 easily accessible
- New M1 A5 link road 5 miles
- Two combined industrial units with mezzanine & office space
- Eaves: 5 metres
- Car parking
- Common areas managed via estate charge
- VAT: not applicable
- Use: B1c, B2 & B8
- Joint agents: Smiddy & Co and Clock Property
- Leasehold: terms to be agreed
- Rateable values: £7,100 & £8,700
- Energy performance ratings: E101& D99

### UNITS 45-46 HARMILL IND EST, GROVEBURY RD LEIGHTON BUZZARD LU7 4FF

www.clock.property

## 01525 600 610 01525 623 007





MISREPRESENTATION ACT: Clock Property give notice that this document is a general guide only and does not constitute an offer or contract. Its content is given in good faith and is believed to be correct. Interested parties should not rely on the content as representations of fact & must satisfy themselves as to correctness. Subject to contract.