

Unit 19 Chartmoor Road

Leighton Buzzard, LU7 4WG

adroit
REAL ESTATE ADVISORS



TO LET

6,974 sq ft (647.91 sq m)

- 7.2m eaves height (6.3m clear internal height)
- One electronically operated up and over loading door
- Large enclosed yard / loading area (shared with Unit 20)
- Two storey offices
- Immediately available
- Additional 727 sqft (approx) mezzanine floor



Description

A modern warehouse / industrial unit with a generous shared yard. The unit benefits from 7.2m eaves height (6.3m clear internal height), one up and over loading door, two storey offices and a mezzanine of 727 sqft (approx). Externally, Units 19 and 20 Chartmoor Road share a gated yard which is predominantly used for parking and loading.

Location

The warehouse unit sits on Chartmoor Road, one of the main industrial areas within Leighton Buzzard, close to Grovebury Road and Billington Road. The site is less than one mile from the Grovebury Road Retail Park which provides amenity including Costa, M&S Food, KFC and Subway. M1 Junction 11A is just over 8 miles away via the Leighton Buzzard bypass and the A5-M1 Link. Leighton Buzzard sits to the north of Hemel Hempstead, to the west of Luton / Dunstable and south of Milton Keynes.

Nearby occupiers include Euro Car Parts, Dynamic Metals and Victory Lighting.

Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft	sq m
Ground - Warehouse	5,523	513.10
1st - GF & 1st Offices	1,451	134.80
Total	6,974	647.90



Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

C (59)

Availability

Available Immediately

Rent

£11 per sq ft

Service Charge

Applicable. Current budget figure available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rateable Value of £59,000

The RV includes the mezzanine. If this was removed then we expect the Rateable Value would fall slightly.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

Adroit Real Estate Advisors



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