

TO LET – Industrial/Warehouse



**Unit 24 Harmill Industrial Estate, Grovebury Road,
Leighton Buzzard, LU7 4FF**

1,582sq ft (146.97 m²)

£16,000 Per Annum Exclusive

**An Established End of
Terrace Industrial Unit**

Location

The premises form an end terraced industrial unit on the well established Harmill Industrial Estate, just off Grovebury Road, Leighton Buzzard.

Description

The property is a single storey light industrial unit constructed around a steel portal frame with profiled sheet metal cladding. To the lower reaches, the premises is clad by brick and block walls.

The property benefits from UPVc windows and doors and full height roller shutter door extending to 4.189m high and 3.054m wide.

There is single and 3 phase electrics.

The premises benefit from a full first floor mezzanine providing high quality offices and additional kitchen and wc facilities. A wc, a kitchen and shower are also available at ground floor.

Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rent of £16,000.00 per annum exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value – £10,750

Interested parties are advised to contact the relevant Local Authority.

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Ground Floor	77.11	830
First Floor Mezzanine	69.86	752
Total	146.97	1,582

Areas quoted are approximate and should not be held as 100% accurate.

EPC

Energy Rating: 84 D

Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

Viewings

For viewings and further information please contact:

Diccon Brearley

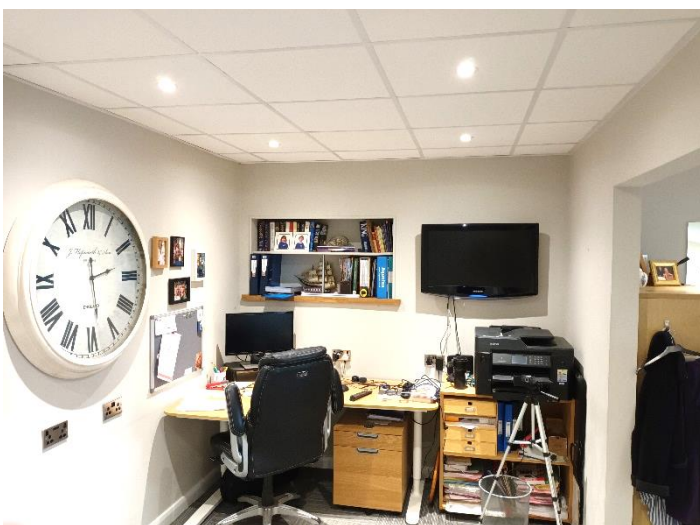
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