

Brown&Lee

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5 – 6 Eden Court

Eden Way, Leighton Buzzard, LU7 4FY



Two interlinked warehouse units with a secure 17m deep front yard



Unit 5 includes a two-storey office section



4,421 sq ft (411 sq m)



Staff / customer parking to front



Situated within an established commercial location in Leighton Buzzard.

TO LET

Warehouse / workshop units with secure front yard



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LOCATION

- The Property is located on Eden Court, just off Chartmoor Road, one of the main estate roads running through the Chartmoor Industrial Estate.
- The Chartmoor Industrial Estate is a well-established industrial location to the south of Leighton Buzzard, with easy access onto the A505 / A4146.
- The A505 now provides direct access to the A5 which in turn connects to the new junction (11a) of the M1, which is approx. 8 miles to the east.



DESCRIPTION

- Two warehouse / workshop units that are currently interlinked via openings in the warehouse sections.
- Units 5 benefits from a small two storey office section, which includes WC and kitchen facilities.
- Unit 6 remains in an effective 'shell' condition with heating and lighting. We understand that there are service connections beneath the floor for water and waste which means that the unit could be occupied separately if necessary.
- Each warehouse / workshop section is heated by gas fired blower heaters. The offices are heated by way of wall mounted electric radiators.
- Each unit benefits from front service access via electric roller shutter doors plus a separate personnel access.
- Secure yard to front of each unit for storage and parking



FLOOR AREA (GIA)

4,421 sq ft (411 sq m)



RATES

- Rateable Value of £32,500 for units 5,6 and 7 combined.
- The RV will need to be reassessed and should be lower if the units are let separately.
- Interested parties are to make their own Business Rate enquiries to Central Bedfordshire Council.



TERMS

Available by way of a new FRI lease, for a term to be agreed, at a rent of £37,580 p.a.x.

Unit 7 is also available. Consideration may be given to lettings on all units separately as well as a letting of all units together.



VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT.



EPC

The Energy Performance Asset Rating for unit 5 is 'D' (84) and for unit 6 is 'D' (77).



VIEWING

To view or for further information, please contact:

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