



The Green Barn

Old Mill Barns, Aylesbury Road, Leighton Buzzard, LU7 0PG

**MULTI-USE
WAREHOUSE
INDUSTRIAL
RETAIL UNIT - TO
LET**

3,351 sq ft
(311.32 sq m)

- The Green Barn 3351 sq ft
- Warehouse with small workshop
- 4.57m eaves
- Solid concrete floor
- Strip lighting

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Summary

Available Size	3,351 sq ft
Rent	£30,000 per annum
Rates Payable	£5,489 per annum 2023
Rateable Value	£11,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	A (25)

Description

The Green Barn is a steel portal framed building, to provide offices and warehousing with a small workshop to the rear. This building measures approximately 3,351 sq ft. The two barns have been converted to provide office/warehouse and retail space. The Black Barn is also available comprising steel portal framed building with a main retail area of 1,720 sq ft. The barns can be Let separately or as a whole.

Location

The Green Barn is located on the Aylesbury Road, just south of Wing. The village is on the main A418 road between Aylesbury and Leighton Buzzard. It is about 8 miles (13 km) north-east of Aylesbury, 3 miles (5 km) west of Leighton Buzzard, and 12 miles (19 km) south of Milton Keynes.

Accommodation

The accommodation comprises the following areas:

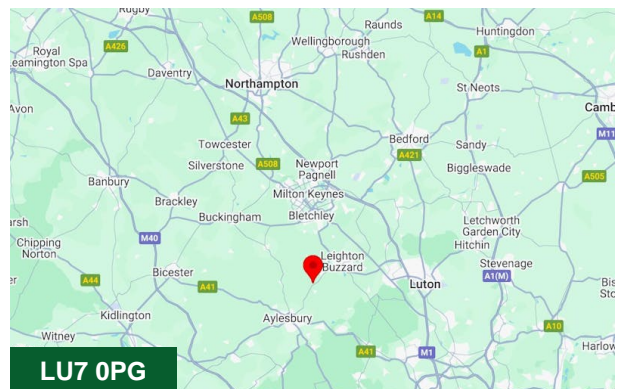
Name	sq ft	sq m	Availability
Unit - The Green Barn	3,351	311.32	Available
Total	3,351	311.32	

Terms

Available on a new lease direct from the Landlord on terms to be agreed.

Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



Viewing & Further Information



James Garvey

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Energy performance certificate (EPC)

Green Barn
The Old Mill Barns
Aylesbury Road
Wing
LEIGHTON BUZZARD
LU7 0PG

Energy rating

A

Valid until: **18 June 2035**

Certificate number: **2919-3736-3759-3408-7491**

Property type

Retail/Financial and Professional Services

Total floor area

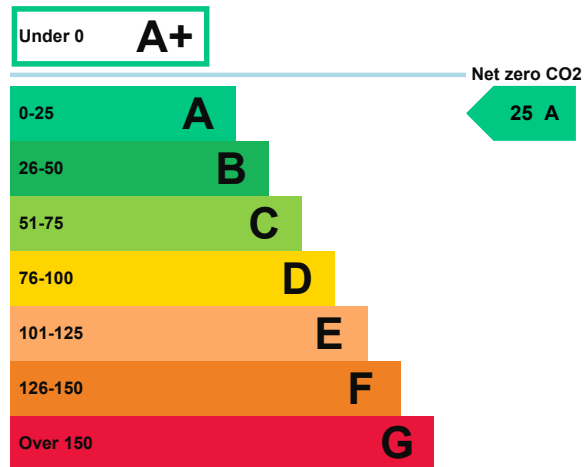
326 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

0 A

If typical of the existing stock

32 B

Breakdown of this property's energy performance

Main heating fuel	Biomass
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	11.33
Primary energy use (kWh/m ² per year)	197

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7798-3445-1792-9396-4302\)](/energy-certificate/7798-3445-1792-9396-4302).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Justin Clements
Telephone	08001701201
Email	justin.c@easyepc.org

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID210138
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 June 2025
Date of certificate	19 June 2025
