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UNIT S2 CHERRY COURT WAY | LEIGHTON BUZZARD | LU7 4UH

WAREHOUSE/PRODUCTION PREMISES TO LET

10,784 sq ft / 1,001.83 m²

- Warehouse/production area with 5.5m eaves height
- Two storey offices
- 3 phase electricity supply
- Single roller shutter access door
- Forecourt car parking and service yard
- Close proximity to new M1 Junction 11A
- To be fully refurbished

Location

The Cherrycourt Way industrial estate is 2 miles to the West of Leighton Buzzard town centre and railway station is accessed from Stanbridge Road. The estate is approximately 2 miles from the A505 and A4146 and within close proximity to a new link road to Junction 11A of the M1 which is due to be opened during 2017.

Description

Unit S2 Cherrycourt Way is a modern terraced industrial/warehouse unit of steel portal framed construction, with elevations finished in facing brick and coloured plastisol coated profiled steel cladding. The unit benefits from ground and first floor office accommodation and there is a concrete surfaced service apron and a car parking area to the front of the premises.

Specification

- ✓ GSurface level loading door
- ✓ 3-phase electricity supply
- ✓ Minimum internal clear height of approximately 6m
- ✓ Forecourt car parking and loading areas
- ✓ Ground and first floor office accommodation

Terms & Tenure

The premises are available by means of a new fully repairing and insuring lease for a term to be agreed. There is an estate service charge payable for maintenance and management of the common parts.

Rent

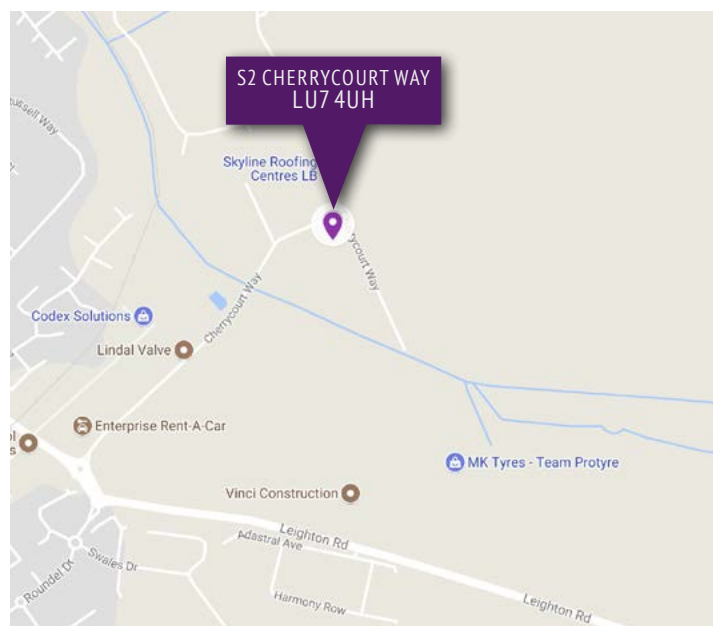
£91,664 pa exclusive.

Energy Performance Certificate

The property has an Energy Performance asset rating of C(57).

Business Rates

Property Address	Rateable Value 2017	Estimated Rates Payable (2018/19)
Unit S2 Cherrycourt Way	£45,750	£21,960



Floor Areas

	Gross Internal Floor Area (m²)	Gross Internal Floor Area (sq ft)
Ground floor warehouse and office area	886.92	9547
1st floor office area	115.1	1,237
Total	1,001.83	4,835

Viewing and further information:

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