

**0.38 ACRE OPEN STORAGE YARD
TO LET
LEAGRAVE STATION YARD
MARSH ROAD
LEAGRAVE, LU4 9BA**



For identification purposes - not to scale.

Key features

- Secure level yard.
- Palisade fenced.
- Flexible lease term.
- 1.5 miles from the M1 junction.
- Adjacent to Leagrave station (London 35 mins approx.).

Accommodation

Approximately 0.38 Acre 17,000 Sq. ft

The above approximate measurement includes only the area to the west of the slanted black line, the eastern portion is overgrown bushland but will also be incorporated within the transaction.

Description

The site is surfaced mostly with loose crushed granite and intermittent areas of concrete. It is secured with 2m high palisade fencing and has gated access from the station car park.

The site is suitable for uses such as external storage for the construction industry, vehicle parking, haulage or alternative uses. It does not have any services provided.

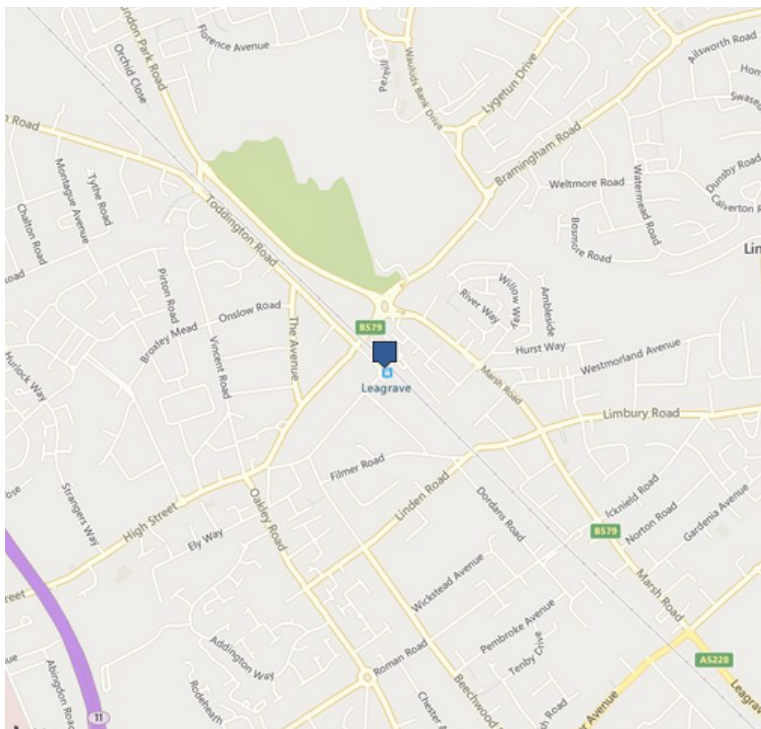
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Location

The site is situated at the far end of the station car park on the North Eastern side of the tracks. The site shares the access road to the Leagrave station car park off the Bramingham Road roundabout where there is a BP filling station and a drive through McDonalds restaurant.

The nearest junction of the M1 motorway is Junction 11 circa 1.5 miles West from the property via residential roads and under a rail bridge with a height restriction of 4.1m. Going northwards there is unrestricted access to junction 11a, 3 miles away.

Leagrave is an area of Luton, 2 miles to the North of the town centre with Dunstable 3.5 miles to the West, Milton Keynes 15 miles to the North and Hemel Hempstead 12 miles to the South.

Term

The property is available by way of a new lease for a term to be agreed.

Rent

£30,000 per annum plus VAT.

Rates

To be advised.

Legal costs

The lease will be in the Arch Company's non-negotiable standard form unless it is for a term in excess of 6 years. The tenant will pay £395 plus VAT towards the landlord's costs for the grant of the tenancy. This contribution will be payable whether or not the transaction completes.

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