THE CROSSING

LEIGHTON BUZZARD | LU7 9HL

www.thecrossinglb.co.uk

51,795 sq ft (4,812 sq m)
NEW WAREHOUSE

- Two dock level and two level entry loading doors
- Substantial service yard with 52m depth
- 3.86 acre site
- Available leasehold
- 6 miles to M1 J11A via the new A5-M1 link

The Crossing

A new high specification warehouse premises with single storey first floor office/ancillary accommodation. Externally, the premises benefits from a secure service yard with two dock and two level loading doors and separate staff and visitor parking to the front of the unit.

Location

Fronting onto the A505 Leighton Buzzard Bypass providing easy access to Aylesbury via the A418, Milton Keynes via the A5 and the M1 corridor via the new J11a. Leighton Buzzard benefits from a mainline railway station with access to Euston in approximately 30 minutes.

BILLINGTON RD

For indicative purposes only

APPROX. **51,795 SQ FT** OF B8 WAREHOUSE

OFFICE

A505

M1 J11A

LEIGHTON BUZZARD

Accommodation

	SQ FT	SQ M
Ground Floor Warehouse	50,762	4,716
First Floor Office	1,033	96
TOTAL GIA	51,795	4,812

Specification

- 9.6m eaves
- 2 dock and 2 level access doors
- Air con and raised floors to offices
- 50KN/m^2 floor loading
- Substantial car parking
- Secured and gated yard

Distances

M1 J11a	6 miles		London Luton Airport	15 miles
M1 J14 (Milton Keynes)	20 miles		Heathrow Airport	43 miles
M25 J21	22 miles		M6	52 miles
A1 via A421	33 miles			

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