

Industrial Unit

Unit 25 Harmill Industrial, Estate, Grovebury Road, Leighton Buzzard,
Bedfordshire, LU7 4FF

TO LET

1,843 SqFt (170.35 m²)



LOCATION

Unit 25 occupies an end of terrace position at the Harmill Industrial in Leighton Buzzard. The estate is accessed via Grovebury Road, which forms part of the town's principle industrial district, off the arterial A505. The town centre is circa 5-minute drive away.

DESCRIPTION

The property is of portal frame construction with brick and profile clad elevations and a pitched profile sheet roof. Arranged over ground floor and mezzanine, the unit comprises the following floor areas:

Component	SqFt	M ²
Ground Floor	980	91.02
Mezzanine	854	79.33
Gross Internal Area	1,843	170.35

Key benefits are as follows:

- Minimum eaves = 5.09m
- Floor to mezzanine = 2.60m
- Concertina shutter = 3.75m wide x 4.29m high
- Pedestrian access to front and rear
- 3-phase electric supply
- Ground floor office
- Mezzanine office (x2 interconnected rooms)
- Twin WC
- Kitchenette
- Forecourt parking

TERMS

The property is available from April 2025 upon a new full repairing and insuring lease for **£16,500** per annum exclusive.

RATEABLE VALUE

The Rateable Value for the subject property is £16,500 (please note this is not rates payable). Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.

VIEWING

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son Ltd.
www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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