

TO LET – Commercial Vehicle Workshop



Commercial Vehicle
Workshop
Boss Avenue
Leighton Buzzard
Beds, LU7 4SD.

5,877 SqFt (545.99 m²)

- 24hr on site security.
- All mains services available.
- Existing vehicle use.
- Short term occupation only.

Location

The unit is sited on Boss Avenue, off Grovebury Road which provides direct access to A4146 (towards Milton Keynes and Aylesbury), within 0.7 miles and the A505 (towards A5, Dunstable, Luton and Hemel Hempstead), within 0.9 miles.

The unit is 1 miles from Leighton Buzzard Town Centre and 8.6 miles from J11a M1. Milton Keynes is 14.3 miles, Dunstable 7.1 miles and Aylesbury 10.6 miles.

Description

An existing commercial vehicle workshop with two full length pits, office and large electric roller shutter. Concrete floor, 2 wall mounted gas blowers. Shared wc accommodation on site. Available short term only.

Terms

To Let by way of a new lease on full repairing and insuring terms at an initial rent of £50,000 per annum exclusive

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value - £12,368.

Interested parties are advised to contact the relevant Local Authority

EPC

n/a

DISCLAIMER

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Floor Area (NIA/GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	Sq M	Sq Ft
Ground Floor	<u>545.99</u>	<u>5,877</u>
Total	<u>545.99</u>	<u>5,877</u>

Areas quoted are approximate and should not be held as 100% accurate.

Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

Viewings

For further details please contact;

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