

LAND OFF LEIGHTON ROAD // LEIGHTON BUZZARD // LU7 4QH

FOR SALE  
1.69 ACRES  
(0.68 HECTARES)



Boundary is approximate.

RARE FREEHOLD INDUSTRIAL DEVELOPMENT OPPORTUNITY

## KEY HIGHLIGHTS

- ▶ Prominent Leighton Road frontage opposite to the Co-op Food
- ▶ Site area approximately 1.69 acres (0.68 hectares)
- ▶ Planning secured on a 19,310 sq ft warehouse unit (Class B8)
- ▶ Located approximately 4.5 miles from the A5 and 7.5 miles of the M1 (J11A)
- ▶ Excellent access to labour with Milton Keynes, Aylesbury and Luton in close proximity



NEXT



THE SITE



LEIGHTON ROAD



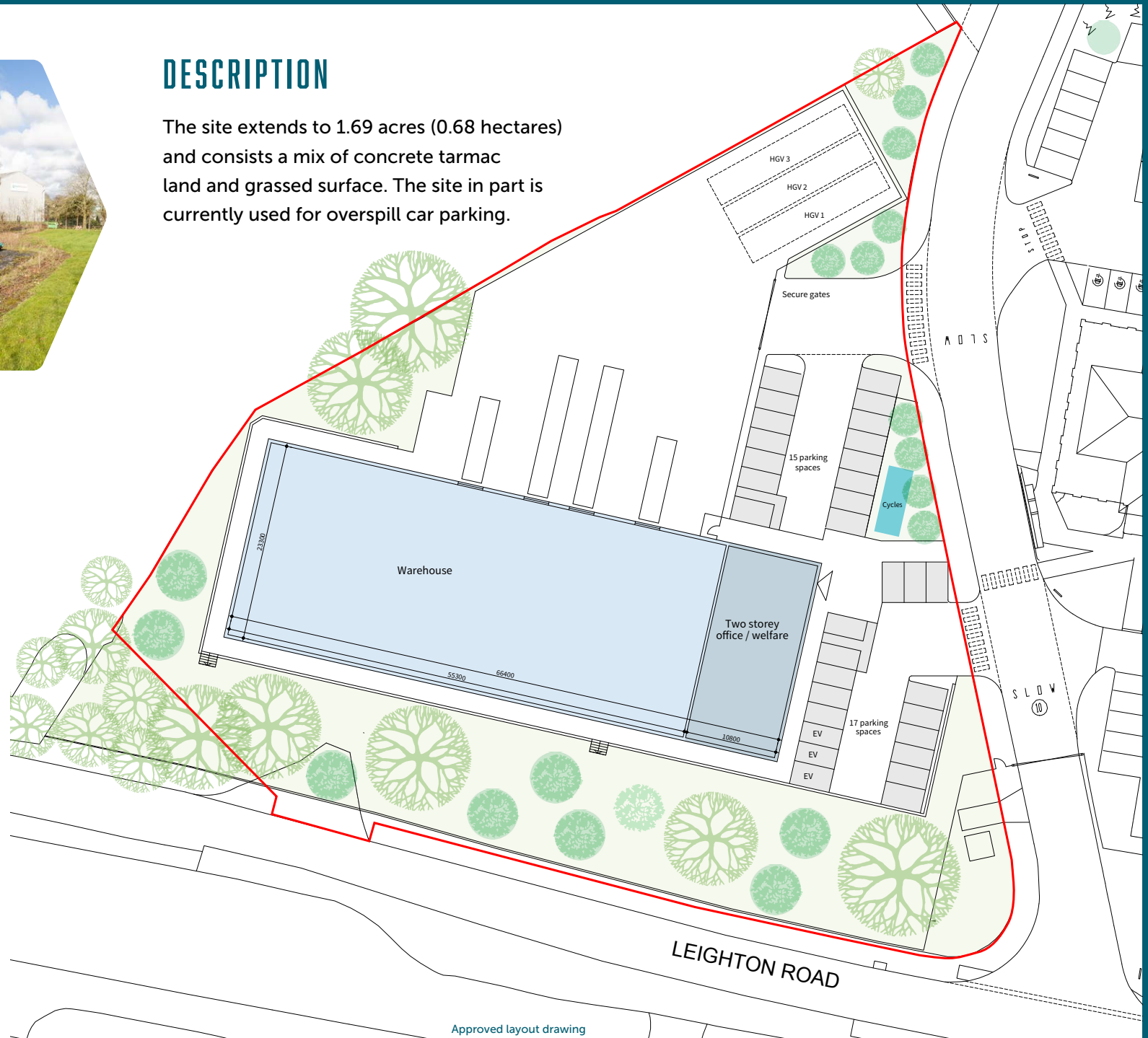


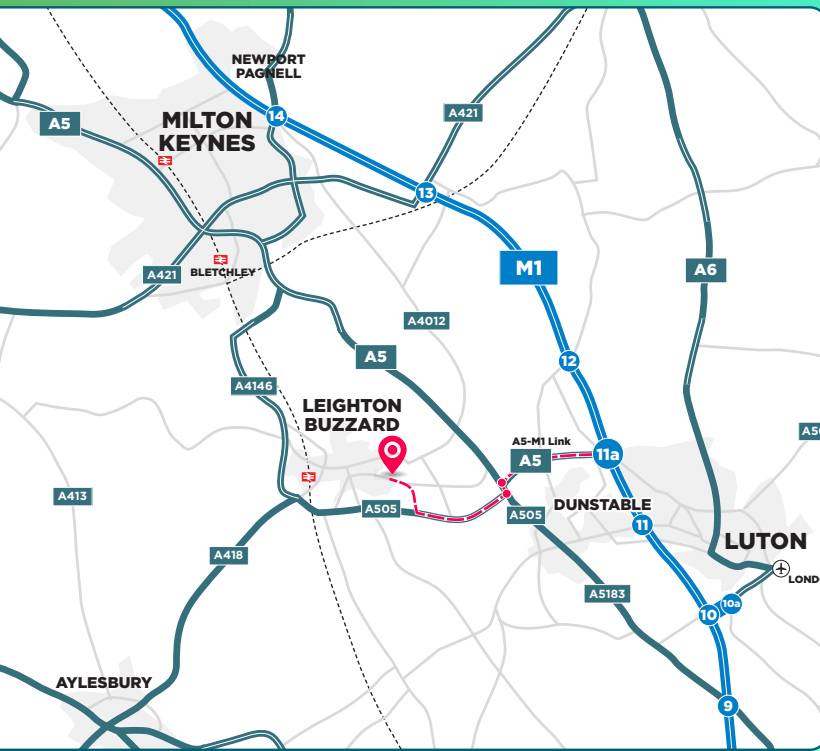
## DESCRIPTION

The site extends to 1.69 acres (0.68 hectares) and consists a mix of concrete tarmac land and grassed surface. The site in part is currently used for overspill car parking.

## PLANNING

The site has full planning permission under reference 'CB/23/02921/OUT' with Central Bedfordshire for erection of warehouse building (Class B8) of 19,310 sq ft (1,794 sq m), provision of car and lorry parking, landscaping, and other associated works.





## LOCATION

The site is situated just off Leighton Road in the town of Leighton Buzzard, Bedfordshire. Lying between Aylesbury, Luton/Dunstable and Milton Keynes, Leighton Buzzard is strategically positioned to benefit from good access to labour.

The proximity of the site to the A505 offers immediate access to the wider road network via the A5 and M1 (J11A), providing excellent links to Greater London, the Midlands, and the North.

Travel connections via rail and air are also impressive, with Leighton Buzzard railway station approximately 10 minutes away, providing regular services to London Euston, and London Luton Airport under 30 minutes from the site.

### ROAD

	MILES
A5	4.5
M1 J11A	7.5
M25 (21A)	24

### PLACES

Aylesbury	12
Milton Keynes	13.7
Oxford	38.3
London	44.9
Birmingham	83

### RAIL / AIR

Leighton Buzzard railway station	2.4
London Luton Airport	15.8
London Heathrow Airport	44.6
London Stansted Airport	64.6
London Gatwick Airport	81.6

## SALE PROCESS

Initial expressions of interest are sought in first instances. Interested parties are required to confirm their interest in the land and to provide outline details of the following which form part of the assessment criteria:

- Track record in dealing with similar development sites
- Availability of suitable resources for any proposed development of land
- Any other information that is considered relevant

Further information and inspection can be arranged through the sole agents.

Suitable parties will be invited to submit offers in due course.

The site will be sold by way of an informal tender.



Boundary is approximate

## DATA ROOM

For access to the data room please speak to the disposing agents.

## VAT

The site is VAT elected and VAT will apply to any sale at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## ANTI-MONEY LAUNDERING

The purchaser will be required to submit documentation to satisfy anti-money laundering regulations.

## VIEWINGS

For further information or to arrange a viewing of the site please contact Lambert Smith Hampton.

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Smith  
Hampton**

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