



Summit House, Cherrycourt Way, Leighton Buzzard LU7 4UH

**TO LET
FOR SALE**

Detached Commercial Unit With A
Secure Yard

**7,320 Sq Ft
(680 Sq M)**

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DESCRIPTION

Summit House is a modern detached two storey commercial unit with ample parking and a private secure yard.

The unit has been mostly fitted out with offices accessed via a full height reception area with ancillary ground floor storage accessed via a roller shutter loading door.

- ✓ Detached commercial building suitable for various uses
- ✓ Private secure yard
- ✓ Ample onsite parking
- ✓ Flexible high office content with a storage area
- ✓ Roller shutter door
- ✓ Excellent access to the M1 and A5

LOCATION

Cherrycourt Way is one of Leighton Buzzards' major business areas located in the eastern part of the town.

The property provides excellent road links with the A5 approximately 5 miles from the site and M1 Junction 11A 8 miles away.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	7,320	680

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The property has a Rateable Value of £54,000. Interested parties are advised to make their own enquiries.

TERMS

Available by way of a new lease with terms to be agreed. The owner may also consider the purchase of the long leasehold of the property.

EPC

C-62



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Tom Harker
01908 544905
THarker@lsh.co.uk

Tom Pugh
07938 737 487
tpugh@lsh.co.uk