

TO LET

365 Sq Ft (33.91 Sq M)

- Newly refurbished.
- Electric panel heating.
- Independent access.
- Self contained with wc and kitchen facilities.
- New roof to entire building.



Images are for illustration purposes

First Floor Front @ 46 High Street
Leighton Buzzard, LU7 1EA

>D KirkbyDiamond

Contact: Diccon Brearley or Chris Richards

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kirkbydiamond.co.uk



LOCATION

- Access directly from High Street with all local amenities within a short walk.
- Close to WH Smith, Nationwide, Millets, Peacocks, Nat West, Santander, Costa, Greggs, Waitrose, Tesco, Morrisons and Aldi.
- Prominently located High Street fronting building. Milton Keynes is 13.7 miles, Bedford is 20.9 miles and London Luton Airport is 16.1 miles.
- Short walk to Mainline Railway Station within 0.7 miles providing access to Birmingham and Euston.
- Easy access to A4146 (1.3 miles), A505 (1.3 miles), A5 (6.4 miles) and M1 at J11a (9.1 miles).

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 Google Maps

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DESCRIPTION

- Newly refurbished first floor office accommodation overlooking the High Street..
- Electric panel heating.
- Independently accessed.
- Wc and kitchen facilities.

TERMS

The unit is available by way of a new sub-lease to April 2030. Full details and terms available on application. Effectively full repairing and insuring terms at an initial quoting rent of £7,000.00 per annum exclusive.

ACCOMMODATION (Net Internal Area*)

Total	33.91 SQ M	365 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-58

CONTACT:

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