

unit k7

CHERRY COURT WAY ■ LEIGHTON BUZZARD ■ LU7 4UH

BR

INDUSTRIAL
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UNDER
REFURBISHMENT
AVAILABLE Q1 2021



LOCAL OCCUPIERS



Warehouse/Industrial Unit 7,531 sq ft (700 sq m) **TO LET**

- Under refurbishment
- 5.5m eaves height
- 3 phase electricity supply
- Two storey offices
- Forecourt car parking and service yard
- Good access to the A5-M1 link and junction 11A

BEDFORDSHIRE

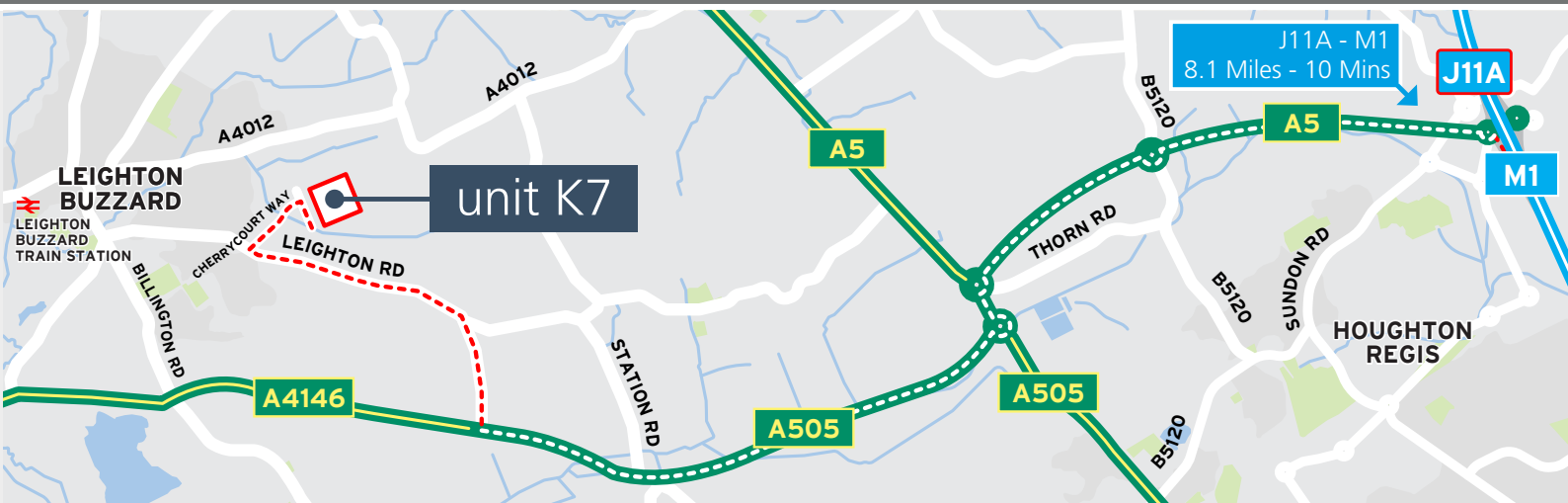
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DESCRIPTION

Units K7 Cherrycourt Way is a modern end of terrace warehouse unit with two storey offices currently undergoing refurbishment.

Features include 5.5m eaves height, 3 phase electricity supply, level access loading doors and a generous forecourt area.

Cherrycourt Way sits 1.3 miles away from Leighton Buzzard town centre and 2 miles from Leighton Buzzard train station.

ACCOMMODATION

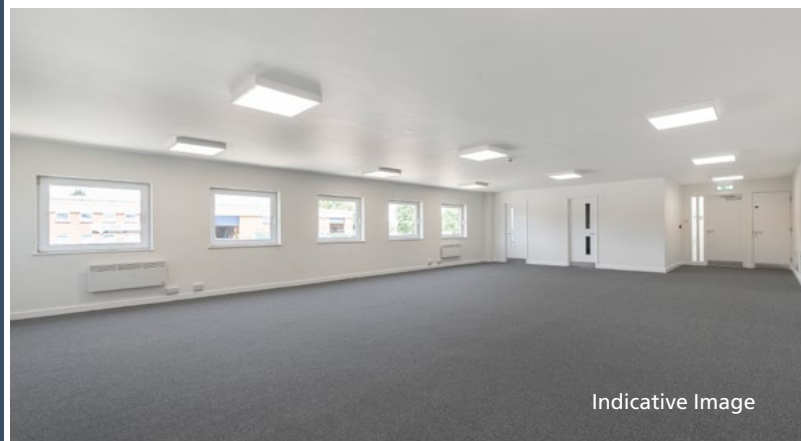
Unit K7	sq ft	sq m
Warehouse	6,658	618.9
GF Warehouse/Office & FF Office	873	81.1
Total (GIA)	7,531	700.0

EPC

The building has an EPC rating of D.



Indicative Image



Indicative Image

FURTHER INFORMATION

Available on request.

TERMS

Available separately or combined, quoting terms available on request.

VIEWING

Strictly through joint sole agents.

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