

unit q1 - q2

CHERRY COURT WAY ■ LEIGHTON BUZZARD ■ LU7 4UH

BR

INDUSTRIAL
TRUST

CANMOOR

UNDER
REFURBISHMENT
AVAILABLE Q1 2021



LOCAL OCCUPIERS



Tuffnells

Two Warehouse/Industrial Units

4,722 - 9,549 sq ft (439 - 888 sq m) **TO LET**

- Under refurbishment
- 6.4m eaves height
- LED lighting
- First floor offices
- Generous forecourt / yard area
- Good access to the A5-M1 link and junction 11A

BEDFORDSHIRE

unit q1 - q2

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DESCRIPTION

Units Q1 & Q2 Cherrycourt Way are modern end of terrace warehouse units with integral first floor offices currently undergoing refurbishment.

Features include 6.4m eaves height, LED lighting, 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 Q1	sq ft	sq m
Warehouse	4,272	397
FF Office	450	42
Total (GIA)	4,722	439

Unit Q2	sq ft	sq m
Warehouse	4,399	409
FF Office	428	40
Total (GIA)	4,827	449



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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