Unit 5 Eden Way

Pages Industrial Park, Leighton Buzzard, LU7 4TZ

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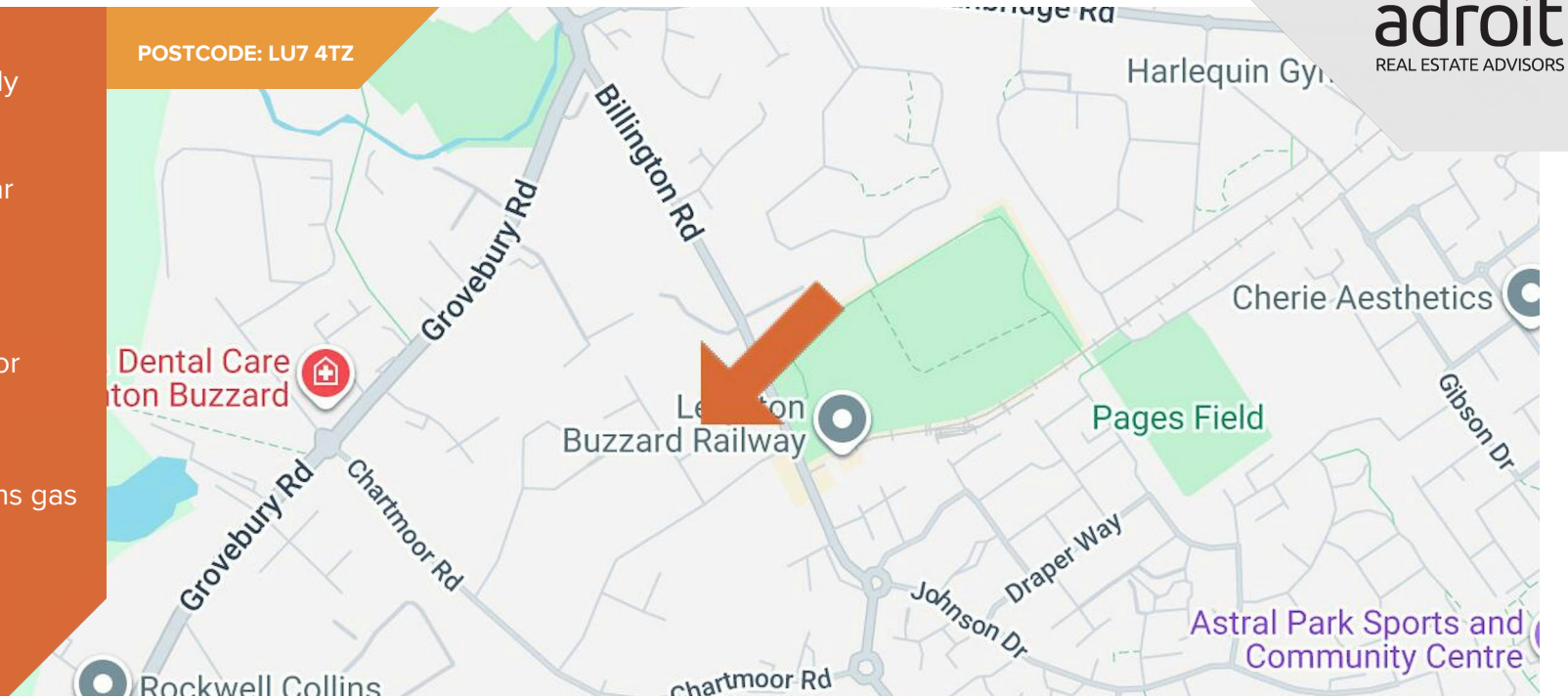
TO LET

3,415 sq ft (317.26 sq m)

- Redecorated and immediately available
- 5.85m eaves height (5m clear internal height)
- Forecourt car parking
- One up and over loading door
- Ground and first floor offices
- Three phase power and mains gas
- Single w/c and kitchenette
- LED Lighting



Description

A recently redecorated end of terrace warehouse unit. The unit benefits from 5.85m eaves height (5m clear internal height), one up and over loading door, LED lighting within the warehouse, two small offices at first floor, a further small office at ground floor, a single WC and a kitchenette. The unit has a three phase power supply and a mains gas supply. The unit is available to rent on a new lease.

Location

Pages Industrial Estate sits off of Eden Way and forms part of the main Grovebury Road / Chartmoor Road industrial area in Leighton Buzzard. The property is less than a mile from Leighton Buzzard town centre and just over 8 miles from M1 Junction 11A which is accessed via the A5-M1 Link Road. Nearby occupiers include Pawsome Co and Liquid Lens.

Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft	sq m
Ground - Warehouse and offices	3,065	284.75
1st - Offices	350	32.52
Total	**3,415**	**317.27**

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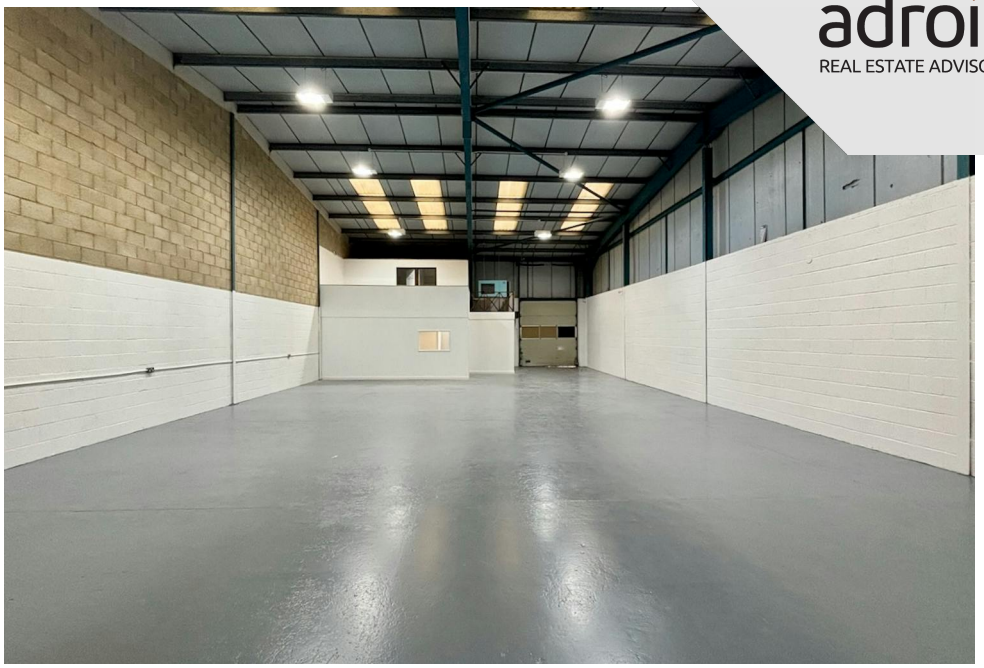





Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

C (68)

Availability

Available Immediately

Rent

£10.50 per sq ft

Service Charge

An ad hoc service charge applies for maintenance of the private road.

Legal Costs

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

Business Rates

Rateable Value of £24,250
(2026 Rating List). Not the rates payable.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

Adroit Real Estate Advisors



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