/INDURENT



Industrial

UNIT 13 | YOUNGS INDUSTRIAL ESTATE

Stanbridge Road, Leighton Buzzard, LU7 4QB

UNIT 13 | 2,861 SQ FT

Industrial Unit

Coming Soon – located in the well-maintained Youngs Industrial Estate, Unit 13 offers a flexible industrial space within a well established development.
The unit benefits from 24-hour access, car parking, and WC facilities, making it ideal for a variety of business operations.
Youngs Industrial Estate comprises modern industrial space that offers a workspace solution for any industrial, trade, or manufacturing requirements. The estate itself is secure and benefits from 24-hour gates access.
This unit will be refurbished and available in April 2026.

Lease Type	New



Unit Summary

- 24 Hour Access
- Secure Estate
- Roller Shutter Door
- Well Maintained Estate
- Car Parking
- Flexible Space

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£39,500.00	£13.81
Rates	£12,075.80	£4.22
Maintenance Charge	£3,576.25	£1.25
Insurance	£572.20	£0.20
Total Cost	£55,724.25	£19.48

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

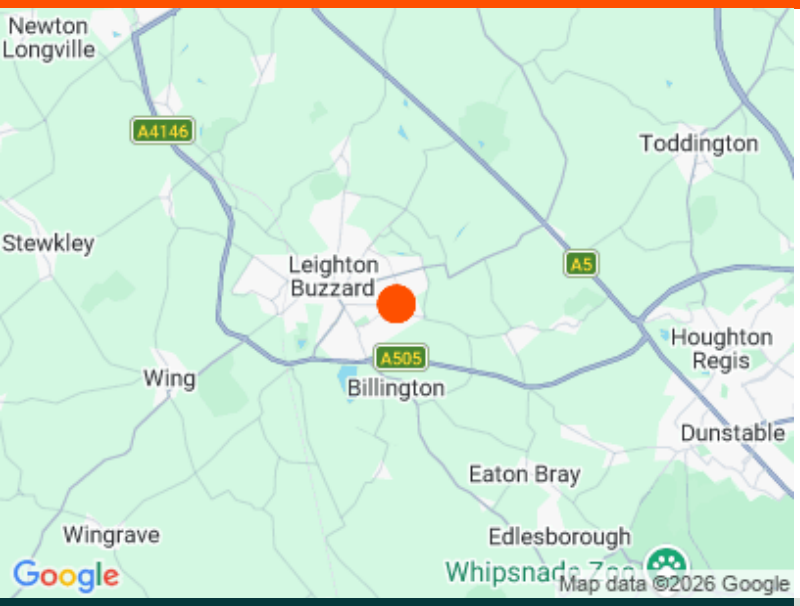
For more info please visit: unit.info/U4P0400027

+44(0) 808 169 7554

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Location

Leighton Buzzard is an expanding town situated between Milton Keynes, Luton/Dunstable, Hemel Hempstead and Aylesbury. The town has a main line railway station providing a link to London Euston and the North of England. Road communications are good, with the A5 and M1 junctions 11 and 12 being within easy reach. Youngs Industrial Estate is located on Stanbridge Road, being one of the main links from the Southern by-pass and the centre of the town, in an established commercial area near the new residential developments around RAF Stanbridge.

Road
M1: 8 miles

Airport
Heathrow: 40 miles

Rail
Reading: 11 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (63)

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Key Contact



Alex Winter
Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."

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