

Refurbished
and Fully Fitted!

HI-BAY 1250

To Let 83,731 sq ft (7,778 sq m)
Stanbridge Road, Leighton Buzzard,
Bedfordshire, LU7 4QQ



To Let 83,731 sq ft (7,778 sq m)

Within 11 miles of junctions 10, 11,
and 12 of the M1 Motorway

HI-BAY 125



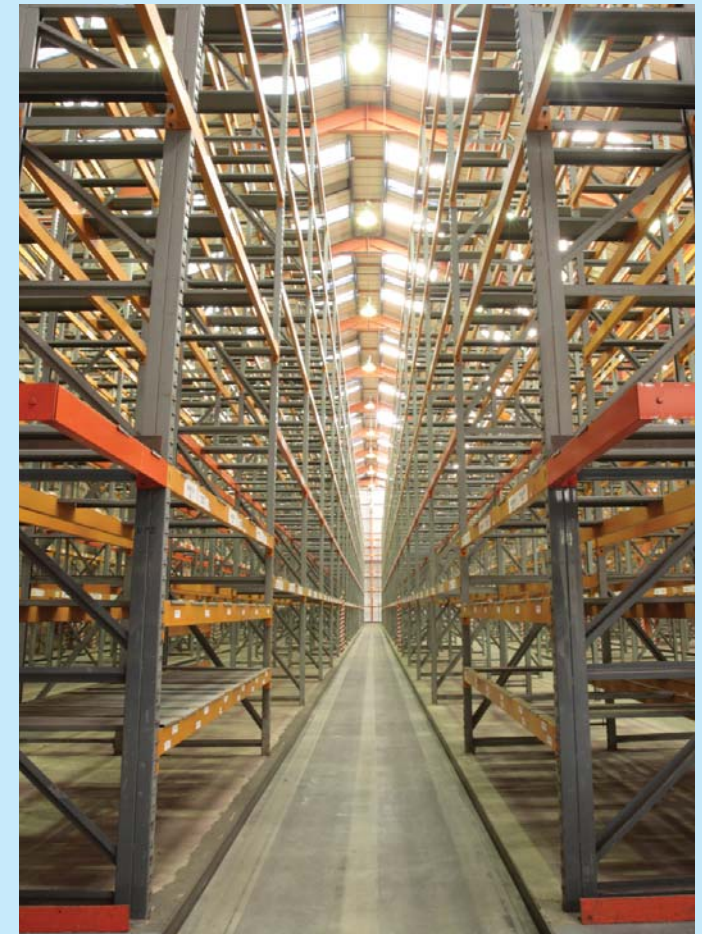
Amenities/features

- Fully refurbished
- 12.5m eaves height
- 70m yard depth
- 7 dock level access doors
- 1 level access door
- Heating and lighting throughout
- Fully racked
- Secure site with controlled access
- Excellent landscaping
- Racking for up to c.12,500 pallets

Floor areas approx (GIA)

Warehouse	sq ft	sq m
High bay (12.5m)	70,572	6,556
Goods in/dispatch	9,920	922
Offices	sq ft	sq m
First floor	982	91
Warehouse (G & F)	1,506	140
Canteen	750	70
Total	83,731	7,778
Canopy	5,675	527

An excellent high bay (12.5m) warehouse on an attractive, secure site available to let on flexible terms.



Location

The Stanbridge Buildings occupy part of a prominent landscaped site with extensive frontage to the Stanbridge Road, 0.75 miles to the east of the Town Centre and 1 mile to the north of the A505 Southern Relief Road, giving fast access to the A5 (Trunk Route). Milton Keynes and Dunstable are both 5 miles from the site.

Description

Hi-Bay 1250 comprises a fully refurbished single storey warehouse/industrial building of steel portal framed construction. The building is predominantly comprised of 3 high bays and goods in/dispatch with integrated offices. The warehouse is served by 7 dock level access doors (complete with dock levellers) and 1 level access door, all of which are covered by a large canopy. There is a large yard area for HGV turning and trailer parking together with ample car parking. The site is served by a new NSI Gold Accreditation installed security system which includes a controlled access gate (key card access) and 24 hour CCTV monitoring.

Tenure

To be let on flexible terms by arrangement. Rent upon application.



SAT NAV: LU7 4QQ

Designed and produced by Barques Design. Tel: 0181 233 2080



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