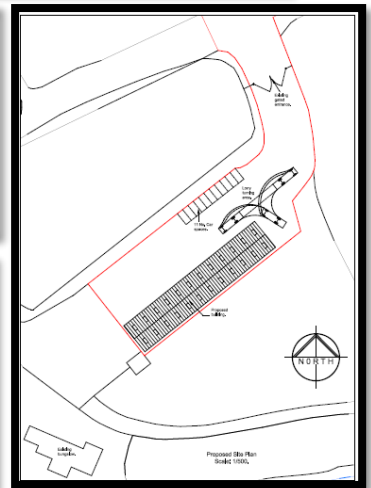


**TO LET - NEW INDUSTRIAL / STORAGE UNITS
1,290 Ft² up to 7,750 Ft² (120 - 720 M²) GIA****Cedar Farm, Cublington Road, Wing,
Nr. Leighton Buzzard, Bedfordshire LU7 0LB**www.smiddyproperty.co.uk**Hemel Hempstead**
01442 601007**Leighton Buzzard**
01525 623007**Watford**
01923 911007

Money Laundering: In order to comply with the Proceed of Crime Act 2002 and Money Laundering Regulations Act 2004 we will check the identity and financial background of any prospective purchasers/tenants who will be required to provide formal identification of themselves as individuals and of their organisation.

Property Misdescriptions Act 1991/ Misrepresentation Act 1967: These particulars are for general guidance only and do not constitute any part of an offer or contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Smiddy & Co Limited. Details are given without any responsibility and any interested party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor(s) or lessor(s) do not make or give Smiddy & Co Limited nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

DESCRIPTION

Newly constructed steel portal frame single-storey industrial / storage unit with insulated profile steel clad elevations set beneath an insulated steel-clad roof with approx. 10% roof lights, compliant with current building and thermal requirements / regulations.

The building can be tailored to meet occupiers' requirements offering self-contained space from approx. 1,290 ft² up to 7,750 ft².

Additional yardage available.

AMENITIES

- LED lighting
- Three phase power
- Powered loading doors
- 3.6m eaves to 4.65m at ridge
- WC / Wash Room
- Security access controlled main entrance gate
- Superfast internet service available via "Village Networks"
- Car parking
- Additional yard available

BUSINESS RATES

The new units are yet to be assessed for Business Rates. Subject to size of unit and occupier eligibility it may be possible to obtain up to 100% rate relief.

Interested parties are advised to contact the Business Rating Department of Aylesbury Vale District Council. Switchboard: 01296 585858

E: businessrates@aylesburyvalcdc.gov.uk

TENURE

New effective FRI lease for a term to be agreed subject to rent reviews at 5 yearly intervals.

RENT

On application. VAT is applicable.

YARD: On application

VIEWING

Strictly by appointment
through Sole Agent:



01525 623007

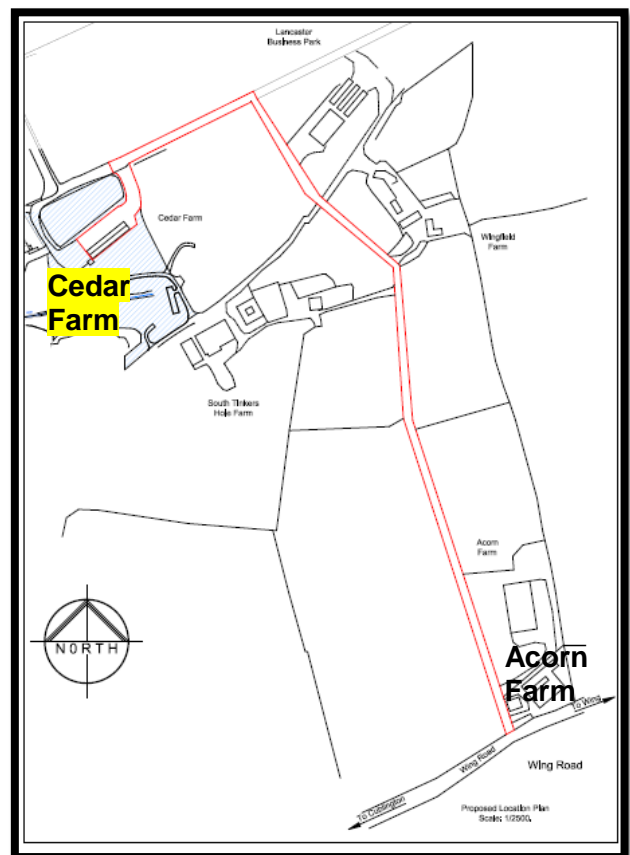
www.smiddyproperty.co.uk

LOCATION

Cedar Farm is situated on the former Wing Airfield and located to the North of Wing Road between the villages of Cublington and Wing (turning by Acorn Farm).

Via the A418 there is excellent access on the A4146 to Milton Keynes or via the A505 that connects to the A5 and the new M1 Motorway link (11a) or to Luton / Dunstable.

Leighton Buzzard rail station is approx. 3.7 miles distance (London Euston - 35 minutes, Milton Keynes Central - 9 minutes and Birmingham New Street - 1 Hour 14 minutes).



SERVICE CHARGE

There is provision for a service charge towards the maintenance and repair of the common parts of the Estate, site security / CCTV, lighting etc.