

OFFICE BUILDING TO LET

687 sq ft (63.8 sq m)



01525 779605

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LIPTON HOUSE, STANBRIDGE ROAD, LEIGHTON BUZZARD LU7 4QQ

KEY FEATURES

- Prominent position on Stanbridge Road
- Detached office building
- 3 car parking spaces
- Kitchen
- Garage

ACCOMMODATION

	sq ft	sq m
Ground Floor	687	63.8
Garage		

DESCRIPTION

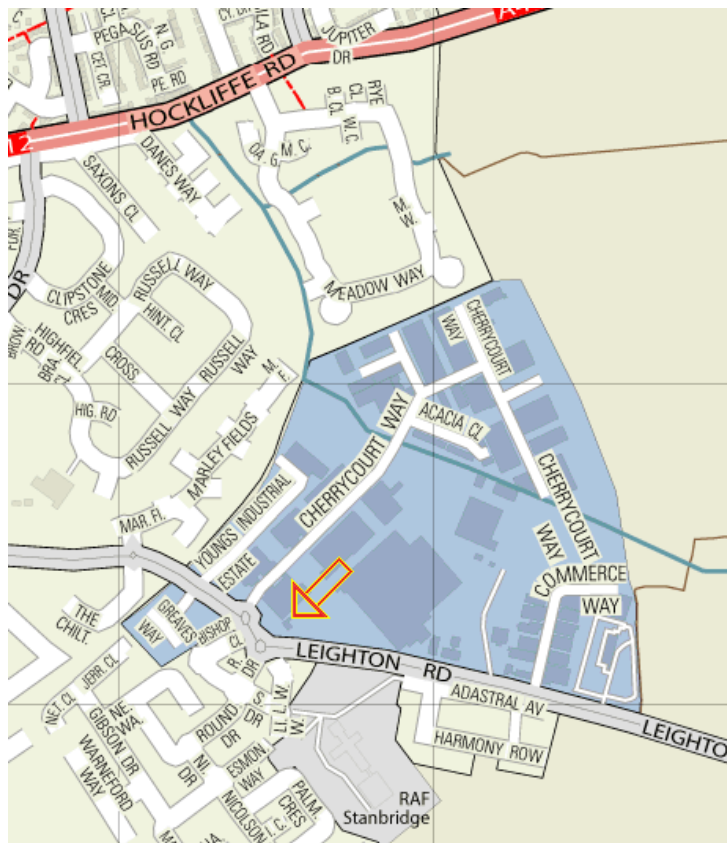
A detached single storey office building arranged as three rooms. The accommodation benefits from a kitchen facility, bathroom and a single garage.

The property may suit alternative uses subject to planning consent.

VIEWING | Strictly by appointment through this office with:

Claire Madden
01442 298806
claire.madden@brasierfreeth.com

Trevor Church
01442 298808
trevor.church@brasierfreeth.com



LOCATION

Lipton House is located on Stanbridge Road on the eastern side of Leighton Buzzard. The property is 2 miles from Leighton Buzzard town centre and has good access via the new link road to Junction 11a of the M1 motorway (within 8 miles).

Access to the site is controlled via the gatehouse to the Stanbridge Buildings Industrial area.

TENURE

A new lease is available on terms to be agreed.

RENT

£10,500 per annum exclusive. Rent is subject to VAT.

RATES

The VOA website shows an entry in the 2017 Rating List of: Rateable Value £4,000.

The occupier may qualify for small business rate relief.

For rates payable for year to 31st March 2020, please refer to the Local Rating Authority (Central Bedfordshire – 0300 300 8011).

EPC RATING

Energy Rating: 96 / Grade: D

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