



# HI-BAY 1250

Stanbridge Road · Leighton Buzzard · Bedfordshire LU7 4QQ  
 To Let 83,731 sq ft (7,778 sq m)  
 Warehouse on approx 3 acres



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



## Amenities/features

- Fully refurbished
- 12.5 m 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
- Additional offices available

## Floor areas approx (GIA)

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



## 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.