

Unit 2

The Stanbridge Building

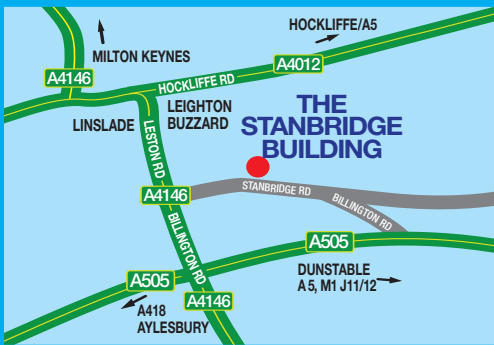
Stanbridge Road, Leighton Buzzard
Bedfordshire LU7 4PZ

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

Warehouse on approx 3 acres

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





LOCATION

Unit 2, The Stanbridge Building occupies 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

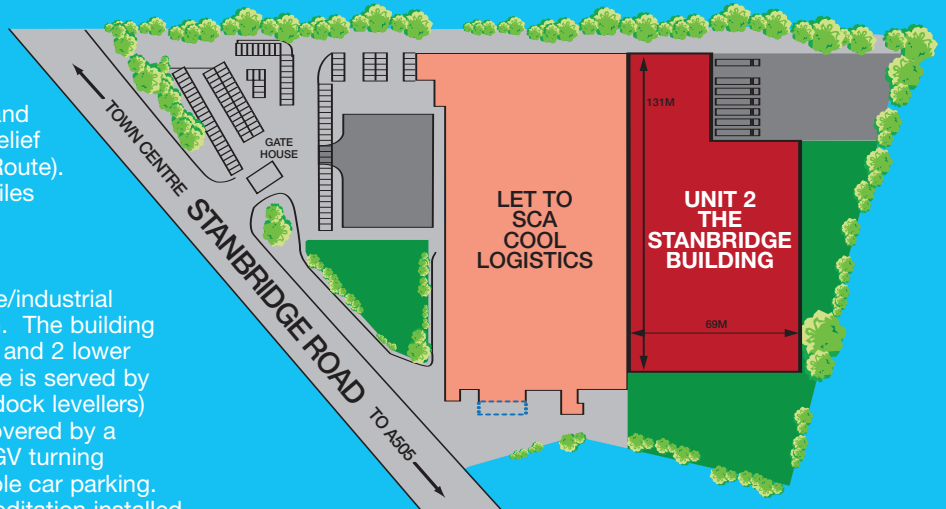
Unit 2 comprises a single storey warehouse/industrial building of steel portal framed construction. The building is predominantly comprised of 3 high bays and 2 lower bays with integrated offices. The warehouse is served by 7 dock level access doors (complete with dock levellers) and 1 level access door, all of which are covered by a canopy. There is an ample yard area for HGV turning and some 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.

AMENITIES/FEATURES

- 12.5 m eaves height
- 7 Dock level access doors
- 1 Level access door
- Heating and Lighting throughout
- Racking available
- Secure site with controlled access
- Excellent landscaped and prominent site

TENURE

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



FLOOR AREAS (APPROX GIA)

	sq ft	sq m
WAREHOUSE		
High Bay (12.5m)	70,572	6,556
Lower Bay	9,920	922
OFFICES		
First Floor	982	91
Warehouse (G & F)	1,506	140
Canteen	750	70
Total	83,731	7,778
Canopy	5,675	527.15

www.thestanbridgebuilding.co.uk



ALL ENQUIRIES:

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The particulars contained in this brochure are believed to be correct, their accuracy cannot be guaranteed. Prospective occupiers and their advisors should independently verify the information provided. Any such particulars are therefore expressly excluded from any contract. May 2009.