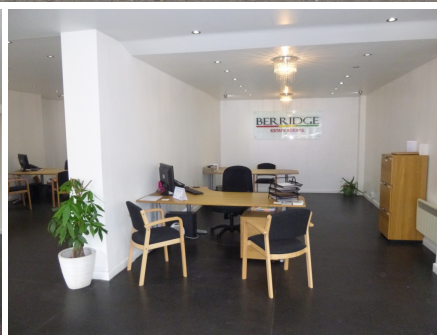


BERRIDGE

ESTATE AGENTS & PROPERTY MANAGEMENT

Hockliffe Street, Leighton Buzzard, LU7

£10,000 **per annum**



- FANTASTIC OPPORTUNITY
- CLOSE TO TOWN CENTRE
- CLOSE TO TRAIN STATION
- GREAT VISIBILITY LOCATION
- DOUBLE GLAZED
- ALLOCATED PARKING



58-62 Hockliffe Street, Leighton Buzzard, Bedfordshire. LU7 1HJ
TEL: 01525 850333 FAX: 01525 851144 WEB: www.BerridgeLB.com EMAIL: info@berridgelb.com

Hockliffe Street, Leighton Buzzard, LU7

Entrance -

UPVC Double glazed door to front aspect off Hockliffe Street.

Front of House -

UPVC Double glazed windows to front aspect, storage heaters, mains electric, lino flooring, smoke detectors, and alarm system. This space is spread over 40' by 28' in an open plan room with partitioning walls for privacy.

Back Room -

Fuse Box, smoke detector, fire exit, spot lights, mains electric and lino flooring.

Hallway -

Smoke detector, mains electric and doors leading to store room one and store room two and two separate WC's.

Store Room One -

UPVC Double glazed window to rear aspect, mains electric and lino flooring.



Hockliffe Street, Leighton Buzzard, LU7

Store Room Two -

light and lino flooring

WC -

UPVC Double glazed frosted window to side aspect, two separate low level WC, wash hand basin, smoke detector, water heater, mains electric and lino flooring.

Parking -

Allocated parking to the rear aspect of premises, access through green gates or Hartwell Crescent.

Extra Notes -

For more information please feel free to contact Berridge Estate Agents for more information. Main supplies: mains water and drainage, mains electric and recycling bin. Please note: Rates are not included. Berridge are also offering an extension on the back of the office for let at an added agreed price.

Extension -

Room One: 9 ft. 8 x 9ft. Room Two: 14 ft. x 8 ft. 11. Room Three: 7 ft. 11 x 9 ft. 4. Room Four: 42 ft. x 12 ft. 11. Room Five: 8 ft. 6 x 7 ft. (Separate WC attached to side of room) Room Six: 8 ft. 9 x 6 ft. 7 Room Seven: 7 ft. 11 x 8 ft. 5

