

EXISTING



ARDEN HOUSE

WEST STREET, LEIGHTON BUZZARD, LU7 1AW

GLPG
SOLE AGENT

EXECUTIVE SUMMARY

- The sale of the freehold interest in a vacant office building benefitting from permitted development rights to create 30 x 1-bed apartments with 20 surface parking spaces
- Total **proposed net internal area of approx.** 10,814 sq. ft. / 1,005 sq. m. - **click here** to skip to the accommodation schedule
- Total **gross internal area** of approx. 14,585 sq. ft. / 1,355 sq. m.
- **The site extends** to approx. 0.37 acres / 16,046 sq. ft. / 1,490.7 sq. m.
- The proposed scheme includes a **resident's gym on the ground-floor**
- It is our understanding that there are no **CIL or Section 106 liabilities** - we strongly encourage all interested parties to carry out their own due diligence to confirm this
- **Located 0.5 miles from Leighton Buzzard Railway Station**





TESCO

ARDEN HOUSE

HIGH STREET

WAITROSE

**WEST STREET
CAR PARK**

LOCATION

Leighton Buzzard is a market town in Bedfordshire, England, near the Chiltern Hills and lying between Aylesbury, Tring, Dunstable and Milton Keynes. The town is linked to the capital by the Grand Union Canal and the West Coast Main Line to London Euston.

Leighton Buzzard has undergone significant growth in recent years, and is now a significant commuter town within the London commuter belt, listed as the 32nd largest commuter town according to the 2011 census.

KEY DISTANCES

- Waitrose Supermarket: 0.1 Miles
- Leighton Buzzard High Street: 0.1 Miles
- Tesco Superstore: 0.2 Miles
- Aldi Supermarket: 0.2 Miles
- Leighton Buzzard Railway Station: 0.5 Miles with direct trains travelling into Euston Station in approx. 30 minutes
- Tiddenfoot Leisure Centre: 0.8 Miles



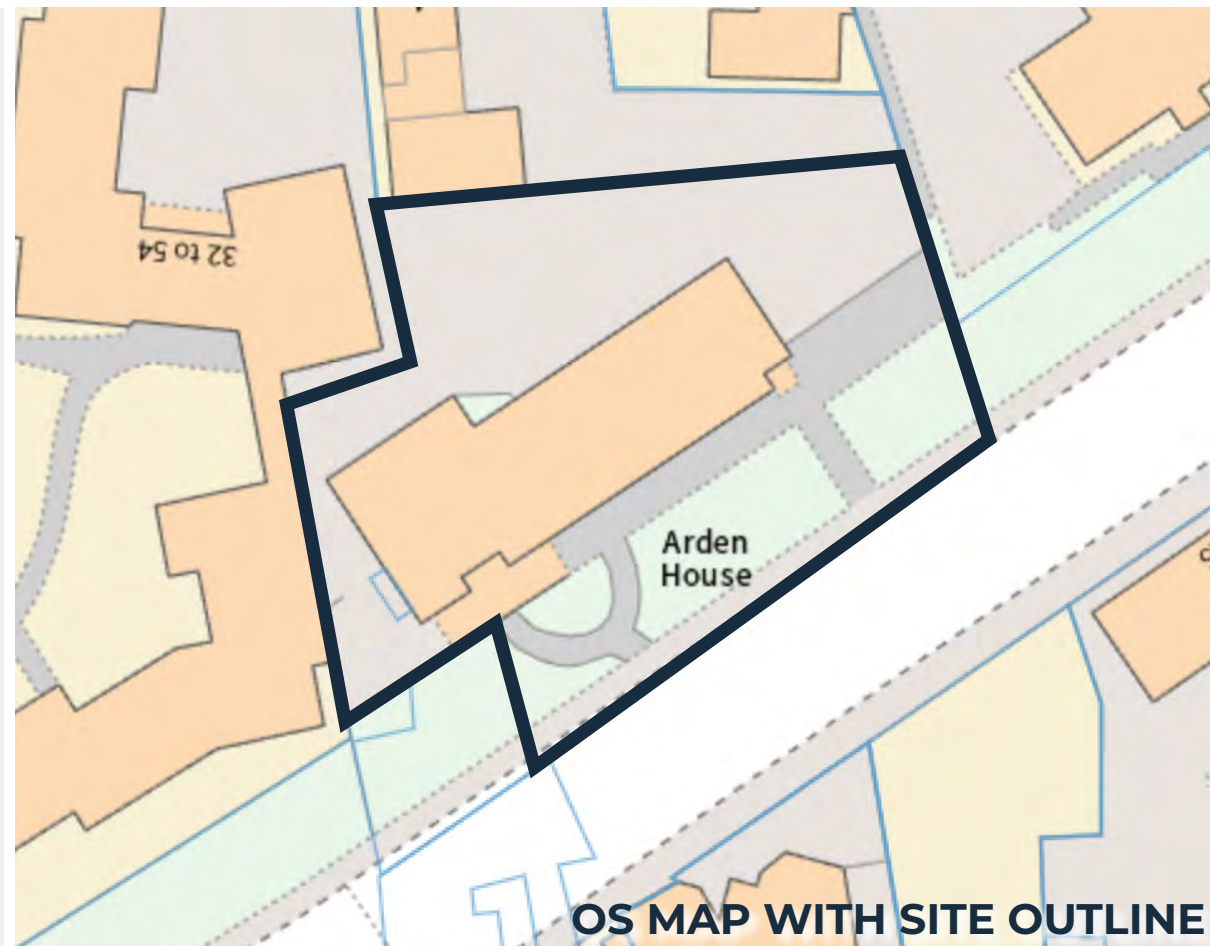
DESCRIPTION

The sale of the freehold interest in a vacant office building benefitting from permitted development rights for a conversion into a mix of 30 x 1-bedroom apartments.

The proposed scheme includes a total residential net saleable area of approx. 10,813 sq. ft. / 1,005 sq. m.

20 surface parking spaces are currently comprised within the existing site and there is further development potential by way of an air space extension, subject to obtaining all necessary consents.

Offers are invited in excess of £2,250,000, subject to contract.



OS MAP WITH SITE OUTLINE

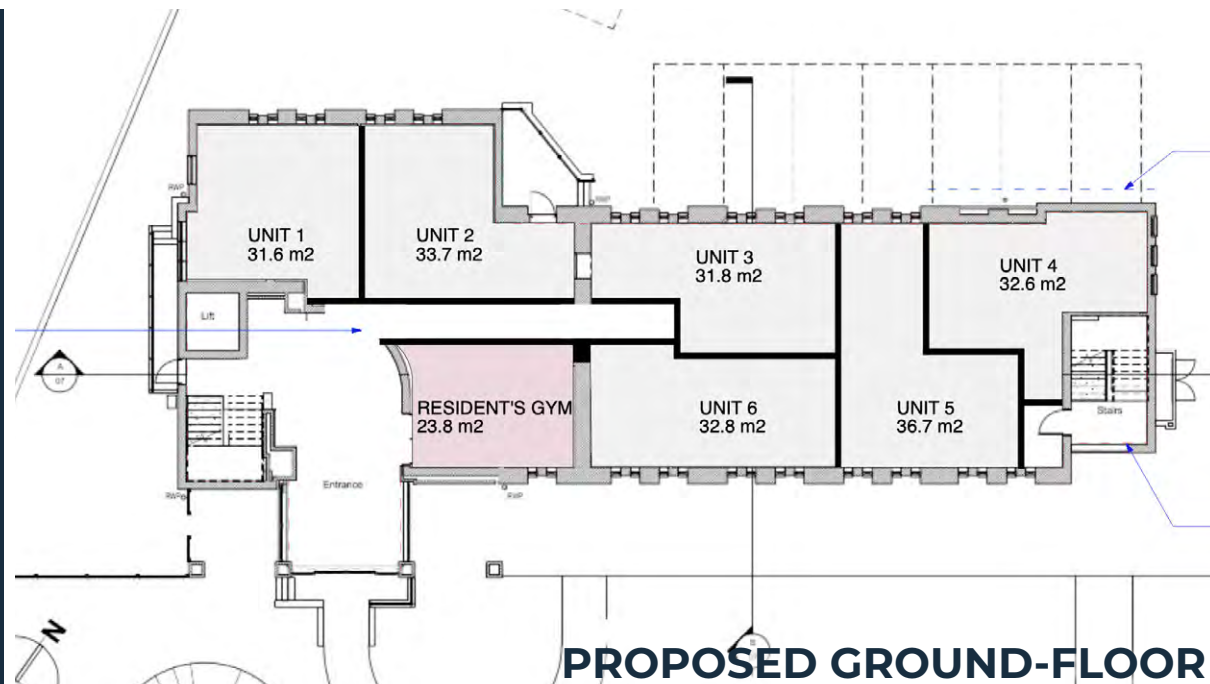
DATA ROOM

[Click Here](#) to visit the property webpage - please click the dataroom link to the right-hand side and enter access code: **ARDEN2020** (upper case)

The data room contains the following set of documents:

1. Proposed floor plans
2. Site Location Plan
3. Decision Notice

Please note, the data room is being regularly updated.



PROPOSED GROUND-FLOOR

Proposed Unit No.	Floor	Beds	NIA Sq. Ft.	NIA Sq. M.	Proposed Unit No.	Floor	Beds	NIA Sq. Ft.	NIA Sq. M.
1	Ground	1	340	32	16	Second	1	389	36
2	Ground	1	363	34	17	Second	1	374	35
3	Ground	1	342	32	18	Second	1	368	34
4	Ground	1	351	33	19	Second	1	332	31
5	Ground	1	395	37	20	Second	1	382	35
6	Ground	1	353	33	21	Second	1	369	34
7	First	1	351	33	22	Second	1	393	37
8	First	1	389	36	23	Third	1	340	32
9	First	1	374	35	24	Third	1	348	32
10	First	1	368	34	25	Third	1	366	34
11	First	1	332	31	26	Third	1	324	30
12	First	1	382	35	27	Fourth	1	340	32
13	First	1	369	34	28	Fourth	1	348	32
14	First	1	393	37	29	Fourth	1	366	34
15	Second	1	351	33	30	Fourth	1	324	30
TOTAL								10,813	1,005

PROPOSAL

Offers Invited in excess of £2,250,000, subject to contract

VAT

The property is elected for VAT

OFFERS

To be sent via email to team@glpg.co.uk, detailing the following:

1. Purchaser details
2. Proposal including timescales
3. Exchange deposit
4. Method of funding & proof of funds
5. Level of due diligence undertaken to date
6. Solicitor details
7. Any associated conditions

DATA ROOM

[Click Here](#) to visit the property webpage - please click the dataroom link to the right-hand side and enter access code: **ARDEN2020** (upper case)

DEBT ADVISORY

GLPG's Debt Advisory Team advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.



For more information, please contact Nick Swerner on 07966 487 790 / 0203 640 6420 / nick.swerner@glpg.co.uk.

CONTACT

For further information or to arrange an inspection, please get in touch with a member of our Investments Team:

GLPG 020 3640 6420
TEAM@GLPG.CO.UK



DEAN LESLIE

Director
 07446 918 939
Dean.leslie@glpg.co.uk



ADAM FREEDMAN

Investment Associate
 07572 121 301
Adam.freedman@glpg.co.uk



MATT GLAZER

Director
 07879 774 584
Matt.glazer@glpg.co.uk



EMMANUEL RASHTI

Investment Associate
 07738 571 372
Emmanuel.rashti@glpg.co.uk

Legal Disclaimer: GLPG on their own behalf and on behalf of the Owner/Landlord of this property give notice that this document does not constitute any form of contract for sale or lease. Statements made within emails, brochures, related documentation and other communication from GLPG Limited, including that of income, legal financial contributions, measurements and distances should not be relied upon and are made without prejudice.

Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

GLPG is the trading name of GLPG Limited, a company registered in England, No: 09871398.