



WATERBORNE WALK

# PROMINENT CENTRAL LOCATION

Anchored by

**WAITROSE**  
& PARTNERS

Other occupiers include

Superdrug



HOLLAND & BARRETT

cardfactory



Specsavers  
Opticians

CAFFÈ  
**NERO**

Boots  
Opticians

**Argos**

BEDFORDSHIRE LU7 1DH  
[www.waterbornewalk.co.uk](http://www.waterbornewalk.co.uk)



- Leighton Buzzard primary shopping location
- Centre offers over 280 parking spaces
- Average footfall of over 87,000 per week

Argos

WAITROSE  
& PARTNERS

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## DESCRIPTION

- Waterborne Walk is a popular community shopping centre anchored by a **Waitrose** supermarket, located in the heart of Leighton Buzzard.
- Extending to 77,750 sq.ft (7,223 sq.m) the property provides the town's primary retailing offer, dominated by national covenant retailers including **Superdrug**, **Specsavers**, **Card Factory** and **Holland & Barrett**.
- Leighton Buzzard's principal town centre multistorey car park of **280 spaces** adjoins the property.
- Waterborne Walk has a catchment of 22,717 households within a 10 minute drive time and 107,332 households within a 20 minute drive time.
- Waterbourne Walk is highly accessible with those travelling by car able to park in the adjoining West Street multi-storey car park or making use of the Waitrose-demised surface car park within the property's title.
- Town centre bus stops are located on High Street and the rail station is approximately 10 minutes on foot to the west of the town centre.
- The traditional High Street retail environment has recently been fully pedestrianised enhancing the town centre's appeal. High Street hosts a popular twice weekly market of regular and specialist stalls that is held on Tuesdays and Saturdays.





# SERVICE CHARGE & INSURANCE

The units participates in a service charge scheme. The Landlord will insure the premises, the premiums to be recovered from the tenant.

# SERVICES

The units have electricity and water connected.

# PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

# LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

# PROPERTY AVAILABLE



UNIT 13-17	sq.ft	sq.m
Could be split into two smaller units	2,049	190
Total	3,874	360
Rent	POA	
Rateable value*	TBC	

See the last page for detailed plan of potential Split of units 13 - 17

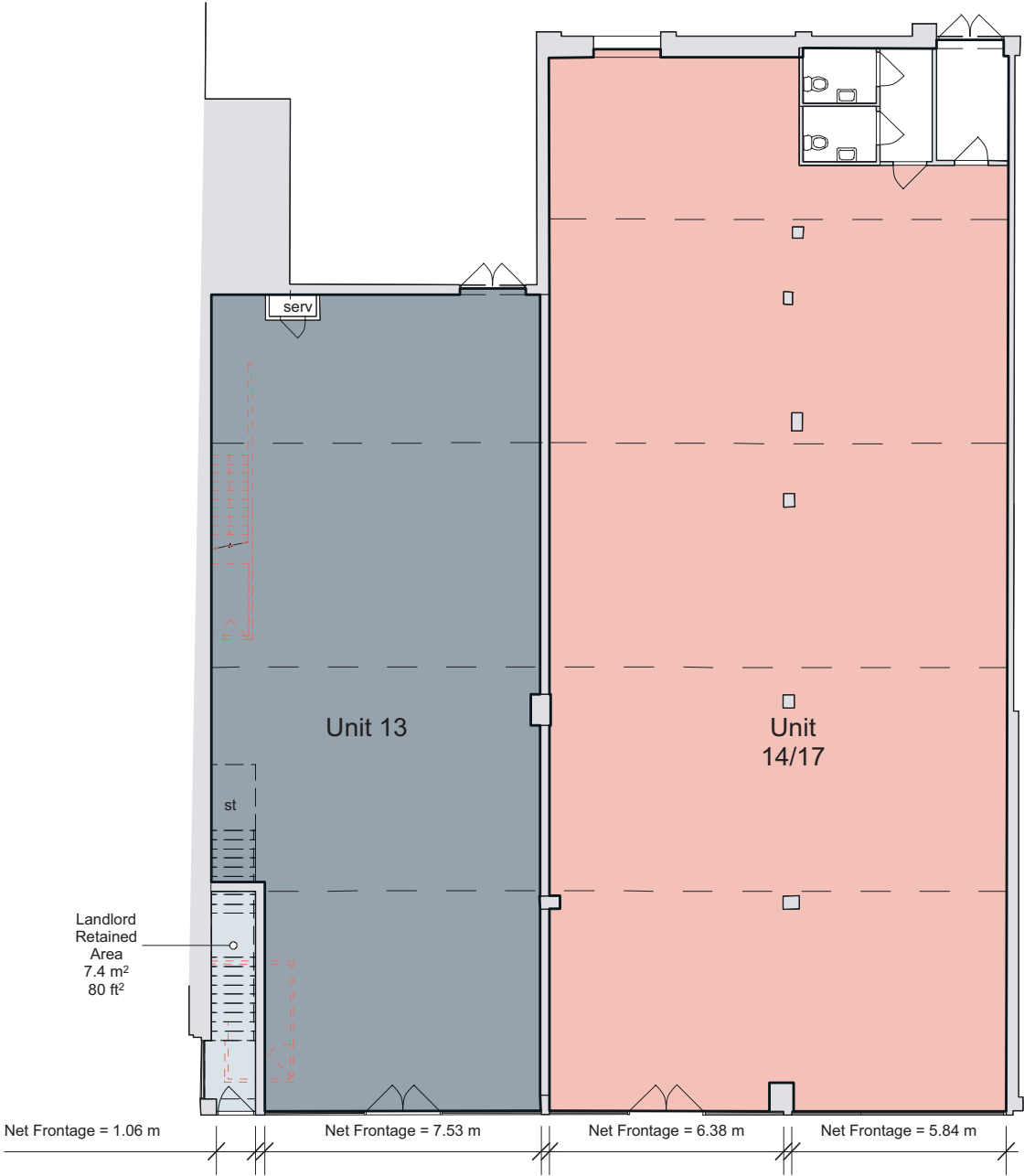


Detailed plan of  
potential Split of units 13 - 17

UNIT 13	sq.ft	sq.m
Store	2,037	189.3
Services	9	0.8
Gross internal area	2,049	190.4
Rent	POA	
Rateable value*	TBC	

UNIT 14 - 17	sq.ft	sq.m
Store	3,667	340.7
Staff Toilet	117	10.9
Rear protected lobby	69	6.4
Gross internal area	3,874	359.9
Rent	POA	
Rateable value*	TBC	

\*Rateable value is subject to change in April 2025.







## WATERBORNE WALK

### LOCATION

Leighton Buzzard is an affluent market town located in South-West Bedfordshire. Located in between Milton Keynes and Luton, the town benefits from excellent transport links both into London and linking into the national motorway and rail networks.



By car, the M1 (Junction 11) is linked to the town by the A5 and A505 just 9 miles to the east. The proximity to the national motorway network means driving to London takes just 1 hour 30 minutes, and Birmingham in 1 hour 45 minutes.



Rail communications link Leighton Buzzard to Milton Keynes in 12 minutes and through to London Euston in just 30 minutes. The excellent rail connectivity is a catalyst in the growing London commuter popularity of the area.

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