

TO LET



Suite 6
Kensworth Gate 200-204
High Street South
Dunstable
LU6 3HS

- Self-contained with reception
- DDA compliant lift
- Modern LED lighting
- 5 allocated parking spaces

Location

The property is prominently positioned overlooking High Street South in Dunstable. Easily accessed arterial routes

are the A505 to Luton/Hitchin, the A5 to Milton Keynes and the M1, Junctions 9 and 11a.

Description

Purpose built, mid terraced office building on ground, first and second floor level, benefiting a total of 5 allocated parking spaces (4 within the basement car park).

The office suite benefits from A/C, LED lighting, W/Cs on each floor as well as kitchenette on the first and second floor.

Terms

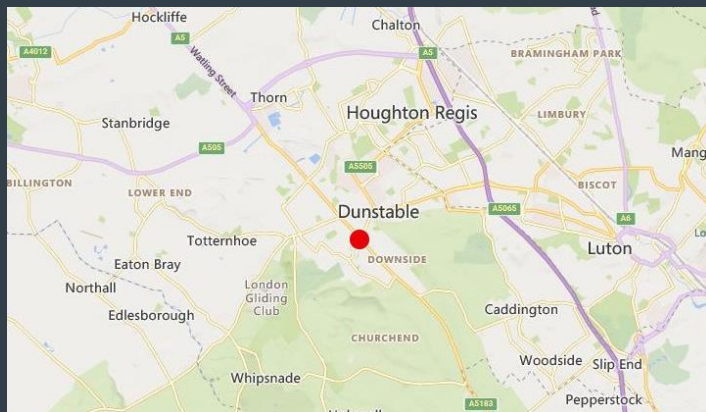
To Let: £17,950 per annum

Service Charge: £4,278.08 per annum

VAT: VAT is applicable

EPC

The property has an EPC rating of: B



Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Total	1,654	152.82

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates

Rateable value: £15,250

The current multiplier for 2023/24 49.9p payable

Interested parties are advised to contact the relevant local authority

Viewings

For further details please contact;

Joshua Parelo

01582 550 210

joshua.parelo@kirkbydiamond.co.uk

Hannah Niven

01462 414 040

hannah.niven@kirkbydiamond.co.uk



Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property.

Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors.

Kirkby Diamond is a trading name of Kirkby Diamond LLP