

# 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

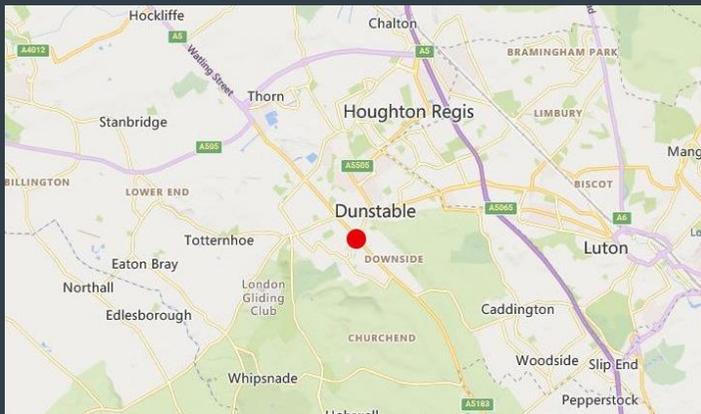
To Let: £17,950 per annum

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
<b>Total</b>	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;

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