

# TO LET

**13,005 Sq Ft**

(1,208.16 Sq M)

- 3 Phase power
- Semi-detached unit
- Roller shutter door
- Secure parking



## Unit 4

**Frenchs Avenue, Dunstable, LU6 1BH**

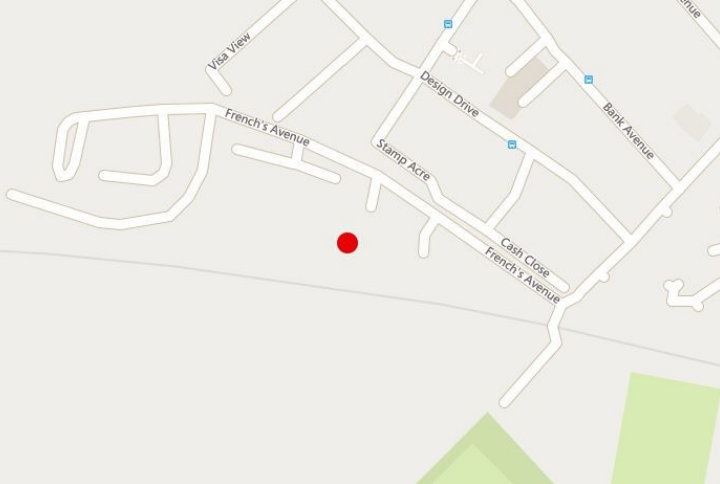
**>D KirkbyDiamond**

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## LOCATION

- Frenchs Avenue lies on the northern edge of Dunstable, just off the A5.
- The A5 offers access to Dunstable town centre, approximately 2 miles to the south, with Milton Keynes approximately 14 miles to the north
- The location boasts excellent strategic connectivity to both London and the Midlands via the M1 motorway, with Junctions 11 and 12 about 3 miles away.
- The M25 is approximately 17 miles distant, Luton International Airport is around 8 miles away, and the mainline Thameslink railway station is about 5 miles from the area.

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Google Maps

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## DESCRIPTION

- The unit comprises an open-plan warehouse with two-storey offices at the front.
- The offices are divided into small individual workspaces, a meeting room, male and female WCs with a shower and a kitchen/breakout area.
- The eaves height of the unit is 5.95m and the roller shutter dimensions are 5m high by 4.88m wide

## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £140,000 per annum exclusive.

VAT is applicable.



## ACCOMMODATION (Gross Internal Area\*)

Ground Floor Offices	76.83 SQ M	827 SQ FT
First Floor Offices	78.69 SQ M	847 SQ FT
Ground Floor Warehouse	1,052.74 SQ M	11,332 SQ FT
<b>Total</b>	<b>1,208.16 SQ M</b>	<b>13,005 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E (112)

**Business Rates:** From enquiries we understand that for the current year the rateable value is £71,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:



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