

TO LET

9,318 Sq Ft (865.64 Sq M)

- › Interconnecting units
- › Within an established industrial location
- › 11 car parking spaces
- › Within 2.5 miles of M1 Motorway



Unit 9-11 Apex Business Centre

Boscombe Road, Dunstable, LU5 4SB

 **KirkbyDiamond**

Contact: Courtney Cummins or Eamon Kennedy

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kirkbydiamond.co.uk



LOCATION

- The units are located on Apex Business Centre off Boscombe Road within in a well established industrial location in Dunstable
- Junction 11a of the M1 Motorway is within 2.5 miles of the subject properties, providing North and South routes.
- Luton railway station is within 4 miles and provides direct access to Central London, the Midlands and London Luton Airport.

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DESCRIPTION

- Unit 9 comprises a mid terrace unit and Unit 11 an end of terrace unit, both located on the established Apex Business Centre on Boscombe Road in Dunstable
- The property comprises warehouse space with full first floor mezzanine
- The properties provide full first floor office and ancillary accommodation and benefits from meeting rooms, workshops, WC and shower facilities as well as kitchen break out area.
- The units benefit from 11 car parking spaces.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £75,550. VAT is /is not payable

ACCOMMODATION

Ground Floor Total	435.89 SQ M	4,692 SQ FT
First Floor Mezzanine	429.76 SQ M	4,626 SQ FT
Total	865.64 SQ M	9,318 SQ FT

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

EPC: TBC

Business Rates: Rateable value: £52,000. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Applicable

CONTACT:

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