

# FOR SALE

3,081 Sq Ft (286.22 Sq M)

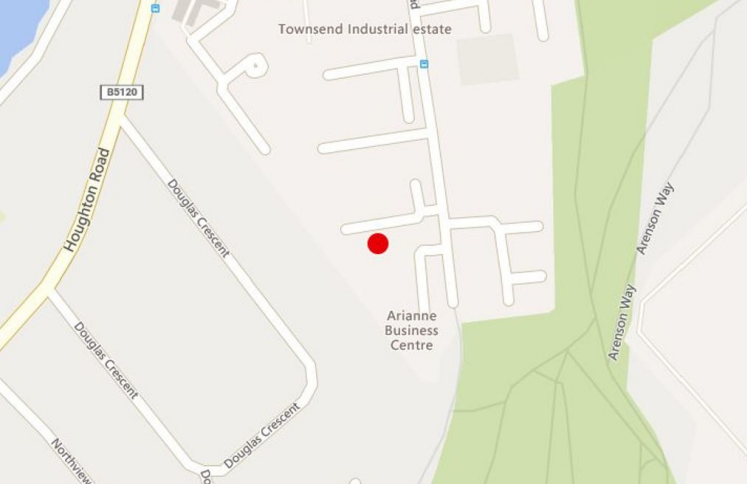
- Full height up and over loading door.
- Yard and Parking area to the front of the unit.
- Minimum 5.5m eaves.
- Two storey office accommodation.
- Three phase electricity and all mains services.



## Unit 1

Arianne Business Centre, Blackburn Road, Dunstable, LU5 5DZ





## LOCATION

- The property is on Arianne Business Centre, off Blackburn Road in the established Townsend Industrial Estate within Houghton Regis
- The property is located on an industrial area of Houghton Regis along Blackburn Road which is on the outskirts of the town and within 1 mile of Dunstable town centre.
- The A5, A6, A505 and M1 via J11a are all easily accessible along with the towns of Luton and Dunstable
- Junctions 10, 11 & 11a of the M1 Motorway are within a 10 minute drive of the property.
- The property is less than ½ mile from the Morrisons supermarket in Houghton Regis

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Google Maps

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## DESCRIPTION

- The property is of steel portal framed construction with profiled aluminium sheet cladding to elevations and roof
- Offices are provided at ground and at first floor
- The unit benefits from an up and over loading door in addition to a pedestrian entrance, a kitchen and breakout area and a disabled access wc at ground floor and a kitchen and WCs to first floor.
- All mains services are provided
- The current tenant is paying £3,250.00 per month plus VAT. They are on a rolling three-month lease but have expressed interest in entering into a longer-term agreement.

## TERMS

The freehold interest is available at a quoted price of £485,000 exclusive. VAT is payable on the purchase price.

## ACCOMMODATION (Gross Internal Area\*)

Ground Floor Warehouse	248.97 SQ M	2,680 SQ FT
First Floor Office	37.25 SQ M	401 SQ FT
First Floor Mezzanine	91.23 SQ M	982 SQ FT
<b>Total</b>	<b>286.22 SQ M</b>	<b>3,081 SQ FT</b>

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

EPC: D 76

Estate Charge: TBC

## CONTACT:



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