

TO LET

1,264 - 4,105 Sq Ft

(117.43 - 381.35 Sq M)

- › Brand new retail units
- › Option to take as a whole or in part
- › Mains 3 phase power and fibre connections
- › Allocated parking with EV charging
- › Suitable for a variety of uses within Use Class E



Units 5-9

Huckett Street, Houghton Regis, Dunstable, LU5 5GX



LOCATION

- The property is located just north of Houghton Regis and opportunistically positioned adjacent to the M1 (Junction 11a) and M1/A5 link road (0.4 miles) which offers convenient access to the wider national road network.
- Nearby train stations include Leagrave (2.8 miles) and Luton Airport Parkway (7 miles) and which offer both direct national and local services to Central London in under 40 minutes.
- London Luton Airport is within 10 miles and offers direct flights to a wide range of national and international destinations.

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Google Maps

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DESCRIPTION

- Comprising three ground floor retail units within a mixed-use block prominently located adjacent to The Farmstead, which is the central hub of Linmere.
- The property forms part of Phase 2 of the development which is currently under construction and will be delivered to shell and core condition in Q4 2025.
- The property is available as a whole or as individual units and benefits from full height glazed frontage with canopy, rear loading access, mains 25KVA three phase power supply, and high speed fibre internet.
- The units also benefit from three allocated staff parking spaces (one per unit), four secure staff cycle parking spaces (shared between the units), and customer parking with EV charging provisions.

TERMS

Available by way of a new effective FRI lease for a term to be agreed. VAT is payable.

ACCOMMODATION (Gross Internal Area*)

Unit 5	136.56 SQ M	1,470 SQ FT
Unit 7	117.43 SQ M	1,264 SQ FT
Unit 9	122.72 SQ M	1,321 SQ FT
Total	381.35 SQ M	4,105 SQ FT

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

EPC: TBC

Business Rates: Available upon request

Service Charge: This is a contribution towards the external and common part repair and maintenance. Further information available on request.

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