

# FOR SALE

0.41 Hectares (1.01 Acres)

- Potential Commercial Development site subject to planning
- Unconditional offers invited in excess of £1,300,000
- Detached 14,000 sq ft building formerly used as an adult day care centre
- Centrally located on Townsend Industrial Estate



## Unit A-C

Townsend Industrial Estate, Portland Close, Houghton Regis, Dunstable, LU5 5AW

Contact: Hannah Niven or Eamon Kennedy  
Tel: 01582 738866  
eddisons.com





## Location

- Located in Houghton Regis on Townsend Industrial Estate
- M1 Junction 11A – 2.1 miles  
A5 bypass is within 1.4 miles
- Centrally located just off the High Street in Houghton Regis
- Dunstable town centre is within 1.5 miles and Luton is within 4.5 miles.

 what3words  
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 Google Maps  
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## Description

- A potential commercial development site of 0.85 acres located on the Townsend Industrial estate is available by way of freehold sale.
- The site currently has a 14,101 sq ft purpose built institutional facility with current F1 use class.
- There are two vehicular accesses and the site is fully enclosed.
- Any development would be subject to planning.

## Terms

Available by way of a freehold sale with offers in excess of £1,300,000. VAT is not payable

## Accommodation (Gross External Area\*)

Site area	1.01 ACRES	0.41 HECTARES
Building size	1,309.98 SQ M	14,101 SQ FT
<b>Total</b>	<b>1.01 ACRES</b>	<b>0.41 HECTARES</b>

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

EPC: B-47

Business Rates: Available upon request

## Contact:

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