

TO LET

2,516 Sq Ft (233.74 Sq M)

- › Three phase power – single phase connected
- › First floor offices
- › Loading door approx 3.9m x 3.9m
- › Gas central heating via radiators
- › Parking for approx 4/5 cars



Unit 8

Thames Industrial Estate, High Street South, Dunstable, LU6 3HL

Contact: Viv Spearing or Chris Richards
Tel: 01582 738866
eddisons.com





Location

- The property has good links for road transport located approx. 2.5 miles east of the M1(J11) and close to the A505/A5183 network approx. 1 mile.
- Dunstable's location provides access to the wider motorway network serving London, the Midlands and the South East.
- Leagrave train station is within 3 miles.

 what3words
///librarian.hills.caller

 Google Maps
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Description

- The property is located in a small industrial estate of approx. 9 small workshop/business units.
- The subject unit is located in the middle of a terrace and comprises of a ground floor workshop with personnel door access and a roller shutter door.
- In addition there is office space to the first floor.
- The self contained unit has W/C facilities and benefits from forecourt loading & parking.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £24,750 . VAT is not payable



Accommodation (Gross Internal Area*)

Total **233.74 SQ M 2,516 SQ FT**

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

EPC: C-51

Estate Charge: Available upon request

Contact:

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