TO LET

8,117 Sq Ft (754.07 Sq M)

- Two Interconnecting Industrial/Business Units
- Established Industrial Location
- Two Electrical Roller Shutter Loading Doors
- All Mains Services
- 11 Car Parking Spaces



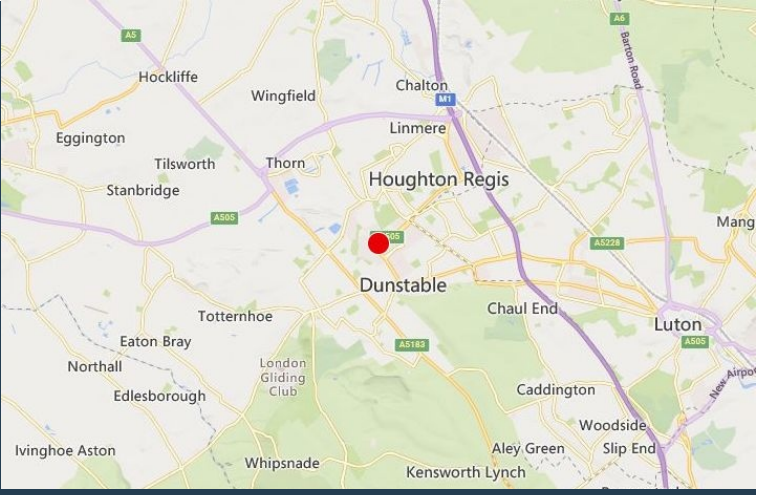
Unit 9-11 Apex Business Centre

Boscombe Road, Dunstable, LU5 4SB

Contact: Chris Richards or Eamon Kennedy

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Location

- The property is prominently situated on Apex Business Centre within the established Woodside industrial area, benefiting from excellent road communications.
- The Woodside Link provides direct access to Junction 11A of the M1 motorway 2.5 miles away with the A5 3 miles away and A505 also readily accessible, offering convenient links across the region.
- Public transport connections are equally strong, with Leagrave railway station 2.5 miles and Luton station 4.4 miles away respectively, providing regular services to London St Pancras, Bedford and the Midlands.

what3words
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Google Maps
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Description

- Comprising of two interconnected industrial/business units on Apex Business Centre within the established Woodside industrial area of Dunstable.
- The units benefit from two electric roller shutter loading doors (3m high x 2.6m wide), full length mezzanine (2.6m eaves) with a number of partitioned offices/meeting rooms, W/C's, all mains services.
- There are 11 car parking spaces to the front elevation.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £75,000

VAT is payable

Accommodation (Gross Internal Area*)

Ground Floor Total	**376.43 SQ M**	**4,052 SQ FT**
First Floor Mezzanine	**377.64 SQ M**	**4,065 SQ FT**
Total	**754.07 SQ M**	**8,117 SQ FT**

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

EPC: B (50)

Business Rates: Rateable value: £58,500. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate/park. Further information available upon request.

Contact:

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