TO LET

28,682 Sq Ft

(2,664.52 Sq M)



- Detached Industrial/Warehouse Unit
- Self-contained Site
- Two Storey Office Building
- Secure Yard Space and Parking

Unit 18-20

Southfields Road, Dunstable, LU6 3EJ

Contact: Eamon Kennedy or Paul Quy
Tel: **01908 678800**
eddisons.com

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Location

- The property is located on Southfields Road just off the A5183 in Dunstable, 1 mile from Dunstable town centre.
- Junction 9 of the M1 Motorway is within 5 miles and Junction 11a is within 6 miles.
- The property is approximately 4 miles from Leagrave Train Station and 6 miles from Luton Train Station.

what3words
///candy.agent.leads

Google Maps
Click here

Description

- Unit 18-20 is a detached 1970's built single storey industrial/warehouse unit with 2 storey offices to the front.
- The property benefits from a clear warehouse eaves height of 6.2M with a height of 2.52M beneath the offices that fall into the warehouse space.
- The height to the pitch within the warehouse space is 8.14M.
- Photos were taken prior to the existing tenant taking occupation.

Terms

Available by way of a new lease for a term to be agreed. Rent on application.

Accommodation (Gross Internal Area*)

Ground Floor	**2,329.14 SQ M**	**25,072 SQ FT**
First Floor	**335.38 SQ M**	**3,610 SQ FT**
Total	**2,664.52 SQ M**	**28,682 SQ FT**

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

EPC: C-61

Business Rates: The rateable value is £198,000. For the rates payable please contact us or www.voa.gov.uk

Contact:

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