TO LET

2,516 Sq Ft (233.74 Sq M)



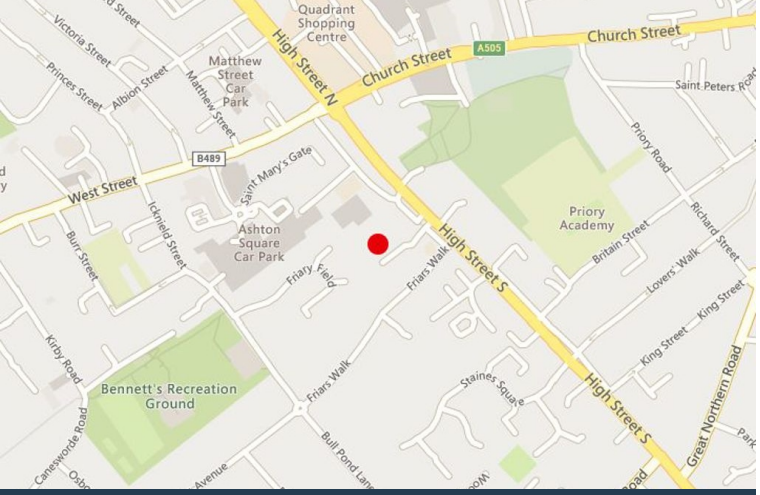
- Three phase power - single phase connected
- First floor offices
- Loading door approx 3.9m x 3.9m
- Gas central heating via radiators
- Parking for approx 4/5 cars

Unit 8

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

Contact: Chris Richards or Steve Cable
eddisons.com

BTG Eddisons







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
Click here

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

Business Rates: The rateable value is £20,750. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

Contact:

CHRIS RICHARDS
07983 775684 chris.richards@eddisons.com

STEVE CABLE
07425 235 132 steve.cable@eddisons.com

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