

TO LET

14,620 Sq Ft

(1,358.2 Sq M)

- Large Warehouse
- Motor Trade Use Class
- Prominent Location
- Large yard to the side for ample parking



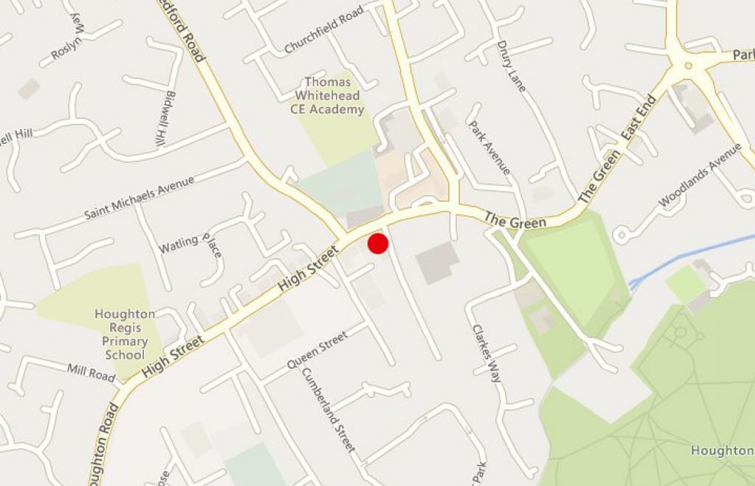
5A-5B King Street
Houghton Regis, Dunstable, LU5 5TT

>D KirkbyDiamond

Contact: Hannah Niven or Eamon Kennedy

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LOCATION

- Centrally located just off the High Street in Houghton Regis
- The A5 bypass is within 1.4 and Junction 11a of the M1 is within 2.3 miles.
- M1 Junction 11A - 2.1 miles
- Dunstable town centre is within 1.5 miles and Luton is within 4.5 miles.

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 Google Maps

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DESCRIPTION

- A well established detached property with motor trade and breakers yard use, to include an MOT provision, with ample parking to the side and front.
- The property has the benefit of two storey offices to the front, and additional reception and office to the side.
- The site benefits from 3 roller shutter doors off Kings Street with a minimum eaves height of min 5.4 metres.
- The site is surrounded by residential and commercial property and is extremely prominent fronting on to Kings Street opposite the Morrisons supermarket.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £10 psf . VAT is not payable

ACCOMMODATION

Total	1,358.2 SQ M	14,620 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E - 114

Business Rates: The rateable value is £58,000. For the rates payable please contact us or www.voa.gov.uk

CONTACT:

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