

TO LET

1,253 Sq Ft (116.4 Sq M)

- Up and Over Loading Door.
- Easy access to J11a and J11M1.
- Three Phase Electricity.
- Industrial/Business Unit.



Unit 21

Westbury Close, Townsend Industrial Estate Houghton Regis, Dunstable, LU5 5BL

 **KirkbyDiamond**

Contact: Chris Richards or Courtney Cummins

Tel: 01582 738866

kirkbydiamond.co.uk



LOCATION

- Westbury Close is located on the Townsend Industrial Estate which is in close proximity to Houghton Regis Town Centre and also Dunstable Town Centre.
- The estate is well located with good transport links to the A5, M1 (J11a), M1 J11 and via Luton Town Centre, to London Luton Airport and Luton and Leagrave Mainline railway stations

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Google Maps

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DESCRIPTION

- Industrial/business units with communal front yard for loading and parking
- The estate comprises of 35 units in total, with steel portal frames and profiled cladding
- Each unit benefits from WCS, Kitchenette, three phase power and all mains services
- Unit 21 has an up and over loading door.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £17,550 per annum. VAT is payable

ACCOMMODATION (Gross Internal Area*)

Total	116.4 SQ M	1,253 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: EPC C 60

Business Rates: The rateable value is £11,500. 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. This is currently £500 per annum, subject to change.

CONTACT:

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