





To Let

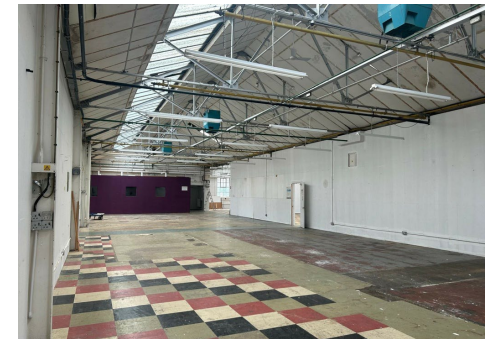
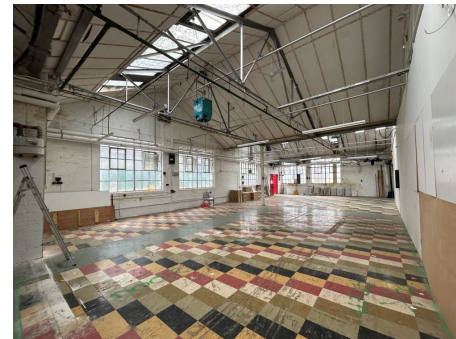
Unit 1, Eastern Avenue Industrial Estate, Dunstable, LU5 4JY

 £45,000 Per Annum

 16,941 Sq Ft / 1,573.82 Sq M

 Detached single storey industrial unit with two storey offices to the front. The ground floor features office space at the front and a warehouse at the rear. The warehouse can be accessed through timber double doors and benefits from an eaves height range between 11.7 ft to 19.1 ft.

 The first floor consists of additional office space with modern WC facilities. A single-storey building at the rear provides storage and plantrooms. The property benefits from ample outside space as well as potential for roller shutter door installations.



Unit 1 Eastern Avenue Industrial Estate, Dunstable, LU5 4JY

Location

The property is located in a prime location for industrial activities. The area offers a range of industrial units suitable for various businesses, from manufacturing to warehousing. The property is located off Luton Road in Dunstable, which allows excellent road connectivity to the A5 and makes it convenient for logistics and distribution operations.

Terms & Tenure

The premises are to be let by way of a new lease a a rental of £45,000 per annum exclusive.

Accommodation

Industrial	12,519 sq ft	1,163 sq m
Offices	4,422 sq ft	411 sq m
Total	16,941 sq ft	1,574 sq m

EPC

The EPC rating for the property is 44 - Band B.

Rates

Rateable Value TBC. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

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