



- Modern two storey business unit
- Available freehold with vacant possession
- Strategic location on popular business estate
- Close proximity to M1 (J11A)
- Seven parking spaces with additional on site parking available
- Popular business estate
- No VAT payable

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Unit 4, Apex Business Centre, Dunstable, Bedfordshire, LU5 4SB

Modern business unit with good parking

Approx. 5,365 Sq Ft (498.41 Sq M)

For Sale

Unit 4, Apex Business Centre, Boscombe Road, Dunstable, Bedfordshire, LU5 4SB

Description

This property features a flexible layout, comprising ground floor storage space and first floor offices.

The ground floor provides high-quality, light industrial accommodation, while the upper floor is fully fitted to a professional office standard. The interior has been modernised throughout, benefiting from new LED lighting and air conditioning, along with essential amenities including WC facilities on both levels.

Externally, the unit includes seven allocated parking spaces, with additional communal parking available on a first-come basis.

The premises fall within Use Class E, making them suitable for a wide range of business uses.

Location

The Apex Business Centre is strategically positioned within Dunstable's established Woodside Estate, at the junction of Boscombe Road and Porz Avenue.

The location offers great connectivity, with the Woodside Link providing a direct and efficient route to Junction 11A of the M1 (approx. 2.7 miles) as well as the A5.

Price

£750,000



Front Building



Ground Floor Warehouse



Ground Floor Warehouse



First Floor Office

Unit 4, Apex Business Centre, Boscombe Road, Dunstable, Bedfordshire, LU5 4SB



Ground Floor Warehouse



First Floor Kitchen

Floor Area

| | | |
|--------------|--------------------|--------------------|
| Ground | 2,680 Sq Ft | 248.97 Sq M |
| First | 2,685 Sq Ft | 249.44 Sq M |
| Total | 5,365 Sq Ft | 498.41 Sq M |

Terms

Available freehold with vacant possession

Business Rates

From verbal enquiries, we understand the current rateable value is £40,750 with rates payable in the order of £20,334.25 per annum.

VAT

This property is not subject to VAT.

Energy Performance Rating

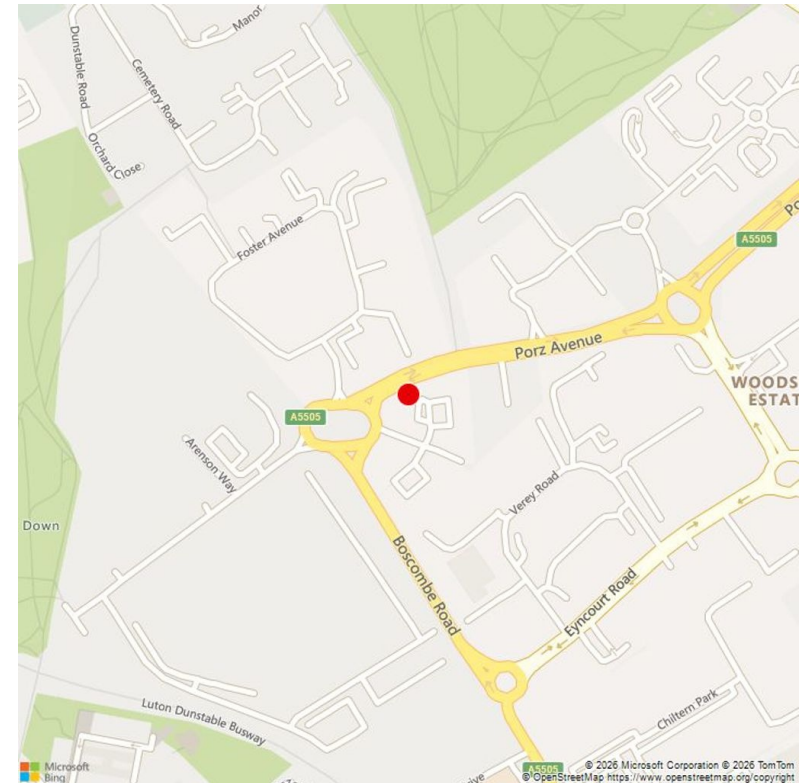
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Legal Costs

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

Joint Agents

Please also contact our joint agents SR Wood for further details. 01582 240122



Viewings

By appointment only with sole agents Aitchison Raffety, Georgia Strazza 01727 843232, georgia.strazza@argroup.co.uk

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