

TO LET

8,117 Sq Ft (754.07 Sq M)

- › Two Interconnecting Industrial/Business Units
- › Established Industrial Location
- › Two Electrical Roller Shutter Loading Doors
- › All Mains Services
- › 11 Car Parking Spaces



Unit 9-11 Apex Business Centre

Boscombe Road, Dunstable, LU5 4SB

Contact: Chris Richards or Viv Spearing
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eddisons.com





Location

- The property is prominently situated on Apex Business Centre within the established Woodside industrial area, benefiting from excellent road communications.
- The Woodside Link provides direct access to Junction 11A of the M1 motorway 2.5 miles away with the A5 3 miles away and A505 also readily accessible, offering convenient links across the region.
- Public transport connections are equally strong, with Leagrave railway station 2.5 miles and Luton station 4.4 miles away respectively, providing regular services to London St Pancras, Bedford and the Midlands.

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Description

- Comprising of two interconnected industrial/business units on Apex Business Centre within the established Woodside industrial area of Dunstable.
- The units benefit from two electric roller shutter loading doors (3m high x 2.6m wide), full length mezzanine (2.6m eaves) with a number of partitioned offices/meeting rooms, W/C's, all mains services.
- There are 11 car parking spaces to the front elevation.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £75,000

VAT is payable

Accommodation (Gross Internal Area*)

Ground Floor Total	376.43 SQ M	4,052 SQ FT
First Floor Mezzanine	377.64 SQ M	4,065 SQ FT
Total	754.07 SQ M	8,117 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B (50)

Business Rates: Rateable value: £58,500. 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/park. Further information available upon request.

Contact:

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