

TO LET--Ground Floor warehouse/trade counter with parking



2,319 SqFt (215.44 SqM)

Ground Floor At Unit 15 Apex Business Centre, Boscombe Road, Dunstable, Bedfordshire, LU5 4SB



Dunstable Town Centre 1.2 miles. Luton Town Centre 5 miles.



M1 J11a 2.6 miles. M1 J11 2.5 miles. A505 0.8 miles. A5 2.0 miles.



Legrave Railway Station 3.2 miles. Luton Mainline Railway Station 5.2 miles.



Self contained ground floor accommodation. Existing trade counter operation.



6 On Site Parking Spaces



Clear Height: 3.12m



Leasehold On application



Location

- Apex Business Centre is an established employment location just on the edge of the much larger Woodside Industrial Estate. Boscombe Road provides access to the A505 within 0.8 miles. Dunstable Town Centre and the A5 are approximately 2.5 miles distant and the M1 J11a is approx. 2.7 miles and J11, approx. 2.5 miles.
- London Luton Airport is approximately 8.8 miles distant.



Description

- A ground floor existing trade counter operation providing showroom, trade counter, office and warehouse/storage space.
- The premises comprise of a steel portal framed construction with brick/block infill panels to ground floor level.
- The premises are accessed via a common entrance, leading to a roller shutter door providing entry to the showroom fronting the unit and parking.
- Externally, the property provides 6 parking spaces and loading.



Specification

- Self contained ground floor accommodation.
- Existing trade counter operation.
- Up and over loading door.
- Showroom and offices.
- Kitchen and wc facilities.
- Ceiling mounted gas blower.
- 6 allocated parking spaces plus loading.
- EPC To be confirmed.



Floor Area (Gross Internal Area)

The property has been measured in accordance with the RICS Property Measurement Standards (Second Edition)

Ground Floor:	215.44 SqM	2319 SqFt
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Areas quoted are approximate and should not be held as 100% accurate.



Terms

- Leasehold On application
- Service Charge: Applicable
- VAT: Applicable at the appropriate rate



Business Rates

- Current Rateable Value: £14,500

Interested parties are advised to make their own enquiries.



Viewing

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