

## To Let--Two Storey Business Unit on Prominently Located Estate.



**4,512 SqFt (419.16 SqM)**

Arriva Midlands EDF Building, 487 Dunstable Road, Luton, Bedfordshire, LU4 8DS



Luton Town Centre 2.3 miles  
Dunstable Town Centre 3.1 miles



M1 J11 0.8 miles, A505 100 metres, London Luton Airport 4.7 miles.



Luton Mainline Railway Station 2.3 miles. Leagrave Railway Station 1.3 miles.



Prominently positioned two storey business unit.



Allocated Parking Spaces



Max clear eaves 4.66m.



Leasehold.



### Location

- Prominently located site containing the subject property, close to junction of Dunstable Road and Chaul End Lane and opposite Waller Avenue.
- The estate sits beside Specialist Cars and in close proximity to the Chaul End Retail Park.



### Description

- A two storey business unit with open plan and individual office accommodation plus storage/warehousing at ground floor.
- The unit has recently been vacated and benefits from perimeter trunking, concrete floors, wc and shower facilities, double glazed windows and allocated parking within the surrounding site.
- Flooring finishes to suit individual occupiers will be provided.



### Specification

- Prominently positioned two storey business unit.
- Allocated parking.
- Office and storage/production/warehousing.
- Perimeter trunking.
- Wc and shower facilities.
- Individual and open plan offices.
- Electric panel heating.



### Floor Area (Gross Internal Area)

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

Ground Floor:	254.55 m <sup>2</sup>	2,740 sq ft
First Floor:	<u>164.62 m<sup>2</sup></u>	<u>1,772 sq ft</u>
<b>TOTAL:</b>	<b><u>419.17 m<sup>2</sup></u></b>	<b><u>4,512 sq ft</u></b>

Areas quoted are approximate and should not be held as 100% accurate.



### Terms

- Service Charge: Applicable
- VAT: Applicable at the appropriate rate
- Leasehold on Application.



### Business Rates

- Current Rateable Value: TBA

Interested parties are advised to make their own enquiries.



### Viewing

#### Diccon Brearley

diccon.brearley@kirkbydiamond.co.uk

01582 738866

#### Marco Prins

marco.prins@kirkbydiamond.co.uk

01582 738866

#### Misrepresentations Act:

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property.

Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP.



the mark of  
property  
professionalism  
worldwide

