

# TO LET



Unit 16 Apex Business  
Centre  
Boscombe Road  
Dunstable,  
LU5 4SB

- Two storey detached business unit
- Open plan warehouse space with up and over loading door
- Open plan and cellular office space
- 13 parking spaces

## Location

Established commercial location with excellent access to M1 and A5.

The property is located on Boscombe Road and is approximately 2.5 miles from Dunstable town centre.

The property is close to the "Woodside Link", connecting Dunstable and Houghton Regis to Junction 11A of the M1 Motorway.

## Description

The property is a two storey detached business unit which is centrally positioned on the estate with the benefit of parking to the front and rear elevations. The property has been fully refurbished.

## Terms

To Let: £47,500 per annum

Estate Charge: £1,003.53 plus VAT per quarter

VAT: Applicable

## EPC

EPC Rating D (87)

## Business Rates

Rateable value: £47,500

The current multiplier for 2023/2024 49.9p payable

Interested parties are advised to contact the relevant local authority

## Accommodation

The property is a two storey late 1985 built, detached business unit which is centrally positioned on the estate with the benefit of parking to the front and rear elevations.

Ground floor comprises open plan warehouse space with roller shutter door to the front. The first floor comprises of open plan and cellular office space.

Externally, the property includes 6 car parking spaces to the front and 7 car parking spaces to the rear.

The property has been fully refurbished.

## GIA – Gross Internal Area

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Ground Floor	2,950	274.06
First Floor	2,804	260.49
<b>TOTAL</b>	<b>5,754</b>	<b>534.55</b>

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

## Viewings

For further details please contact:

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