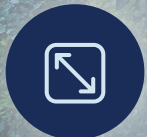




UNITS 1, 2, 3 & 5

CIRCLE BUSINESS CENTRE, HOUGHTON REGIS, LU5 5DD

FOR SALE



4,347 SQ FT - 17,849 SQ FT



SECURE GATED SITE



AMPLE PARKING

DESCRIPTION

Units 1, 2, 3 & 5 Circle Business Centre consist of light industrial hybrid buildings which are part of a development of 5 units sat within a gated courtyard development, built in approximately 2001.

Unit 1 is predominantly office space with ancillary meeting rooms and staff facilities and has been fitted out to a high specification.

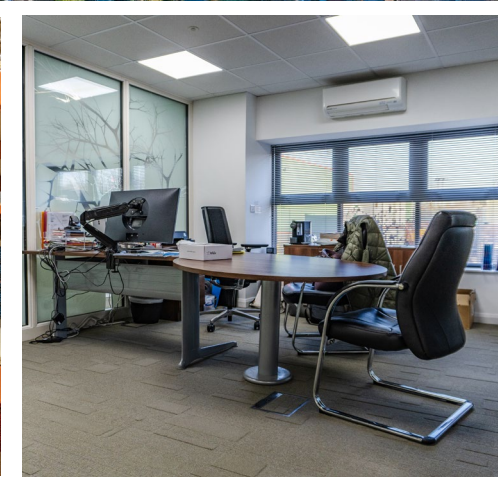
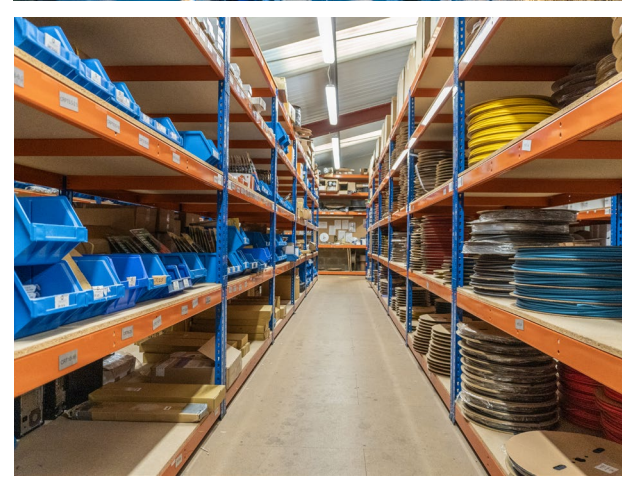
Units 2, 3 & 5 provide industrial storage and distribution space which have had full mezzanines fitted and benefit from ancillary office areas.

Externally there are accessible loading areas and associated parking spaces with each unit.

LOCATION

Houghton Regis is a small town situated immediately to the north of Dunstable forming part of the Luton and Dunstable conurbation. The property is located on an industrial area of Houghton Regis along Blackburn Road which is on the outskirts of the town and within 1 mile of Dunstable town centre.

Junctions 10, 11 & 11a of the M1 Motorway are within a 10 minute drive of the property. Blackburn Road was formerly an industrial site, which has been redeveloped for commercial purposes.



ACCOMMODATION

All properties have been measured on a Net Internal Area basis.

UNIT 1	SQ FT	SQ M
Ground & First Floor	4,347	404
TOTAL	4,347	404

UNIT 2	SQ FT	SQ M
Ground Floor	2,922	271
First Floor	1,494	139
TOTAL	4,406	410

UNIT 3	SQ FT	SQ M
Ground Floor	2,922	271
First Floor	1,494	139
TOTAL	4,406	410

UNIT 5	SQ FT	SQ M
Ground Floor	2,833	263
First Floor	1,857	173
TOTAL	4,690	436

TOTAL OF UNITS 1, 2, 3 & 5	17,849	1,660
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INFORMATION

EPC

Available upon request

Tenure

Freehold

Price

We are instructed to seek offers of £1.9M. This reflects £146 per sq ft excluding the mezzanine floors

Subject to contract and exclusive of VAT.

Consideration may be given to the separation of Unit 5 from Units 1, 2 & 3 as part of the sale process.

VIEWINGS

For further information or to book a viewing please contact:

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