

FOR SALE

>D KirkbyDiamond



Industrial Unit For Sale
Kolbus House
Blackburn Road
Houghton Regis
LU5 5BQ

£2,775.000

21,721SqFt (2,017.95 SqM)

- First floor offices
- Mezzanine Floor
- Secure Gated Site
- Car parking

Location

Kolbus House is located within the established industrial area in Houghton Regis on Blackburn Road, forming part of a wider development of industrial units.

M1 Junction 11a is within 5 miles and can be accessed via the A5/M1 link.

Description

A detached industrial unit with ground and first floor offices with additional mezzanine floor space which has been erected within two parts of the property. The property is self-contained providing good car parking and loading within a secure gated site. The site extends to approximately 0.38 hectares (0.95 acres) fronting onto Blackburn Road, Houghton Regis. There are sectional panel up and over loading doors with a width of 3.4M and a height of 4.9M. The property benefits from an apex height to the underside of the steels of 8M with 8.6M beyond the steel to the underside of the cladding. The eaves height is approximately 6M. The property is served by all mains services.

Terms

The premises are to be Sold on a Freehold basis: £2,775,000.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value - £81,000

Interested parties are advised to contact the relevant Local Authority.

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Accommodation

Floor Area (GIA)

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

Accommodation	Sq Ft	Sq M
Ground Floor	14,528	1,349.67
First Floor	1,693	157.32
Combined mezzanine floor areas	5,500	510.99
Total	21,721	2,017.95

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

Viewings

For further details please contact;

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