

FOR SALE

1 Acres (0.4 Hectares)

- › The site is 1 acre (0.4045 hectares).
- › The site is the former Central Bedfordshire Council Highways Yard.
- › There is a warehouse on site measuring a Gross External Area of approximately 4,500 sq ft and an office of 2,000 sq ft.
- › May suit owner occupier, investor or developer.



Former Council Depot

12 Brewers Hill Road, Dunstable, LU6 1AA

Contact: Eamon Kennedy or Paul Quay
Tel: 01582 738866
eddisons.com





Location

- The market town of Dunstable is located 5 miles west of Luton and 15 miles south-east of Milton Keynes,
- The A505 trunk road runs through the town and the M1 Motorway (Junction 11) is two miles away.
- Leagrave Rail Station is approx 3.5 miles east, providing direct trains to London St Pancras (25–30 mins).
- The property is situated on the west side of Brewer's Hill Road, close to its junction with High Street North (A505).
- Occupiers close by include DHL, Amazon, Restore, Lidl and DPD.

/// what3words

///also.trying.skirt

Google Maps

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Description

- The site is 1 acre (0.4045 hectares).
- The site is fully fenced, gated, capped of services and concrete surfaced.
- B8 planning granted in 1976 with unrestricted working hours.
- The site is the former Central Bedfordshire Council Highways Yard and was used as a storage depot since 1976.
- There is a warehouse on site measuring a Gross External Area of approximately 4,500 sq ft and an office of 2,000 sq ft.

Terms

Freehold.

Accommodation

Total	0.4 HECTARES	1 ACRES
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Business Rates: For the rates payable please contact us or www.voa.gov.uk

Contact:

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