

# FOR SALE

2,035 Sq Ft (189.05 Sq M)

- › Hybrid light industrial unit
- › Town Centre location
- › Comprehensively refurbished with office mezzanine
- › Full height roller shutter door with first floor loading
- › All mains services

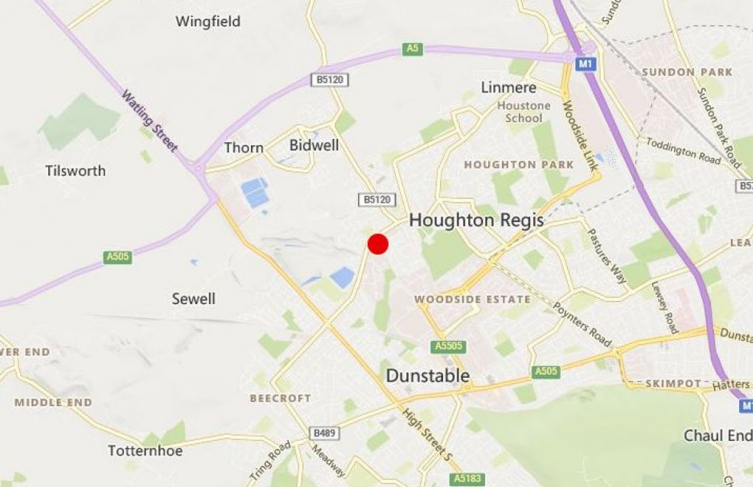


Unit 1

Houghton Regis Trading Centre, Houghton Regis, Dunstable, LU5 5QH

Contact: Chris Richards or Hannah Niven  
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eddisons.com





## Location

- The property is centrally located in Houghton Regis, close to Cinch self storage (previously Morrisons) with direct access to the High Street.
- Dunstable town centre is within 1.5 miles and Luton is within 4.5 miles.
- The A5 bypass is within 1.4 and Junction 11a of the M1 is within 2.3 miles.
- Leagrave Train station is within 3 miles.

 what3words

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 Google Maps

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## Description

- Comprising a semi-detached steel portal framed light industrial unit with full length steel framed mezzanine.
- The property benefits from a manual roller shutter loading door with separate personnel access, W/C and shower facilities, suspended ceilings with inset LED lighting throughout, and all mains services.
- The first-floor mezzanine has been comprehensively fitted out to serve as office space and benefits from an open plan area with loading access, two partitioned office/meeting rooms, and a kitchenette.
- The unit also benefits from 3 allocated parking spaces within a secure shared yard.

## Terms

The long leasehold interest is available at a quote price of £255,000 exclusive.

VAT is not payable on the purchase price.

## Accommodation (Gross Internal Area\*)

Ground Floor	103.77 SQ M	1,117 SQ FT
Mezzanine	85.28 SQ M	918 SQ FT
<b>Total</b>	<b>189.05 SQ M</b>	<b>2,035 SQ FT</b>

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

**EPC:** The property has an EPC rating of C (60)

**Business Rates:** The rateable value is £14,750. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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