

# TO LET

9,318 Sq Ft (865.64 Sq M)

- › Interconnecting units
- › Within an established industrial location
- › 11 car parking spaces
- › Within 2.5 miles of M1 Motorway



## Unit 9–11 Apex Business Centre

Boscombe Road, Dunstable, LU5 4SB

Contact: Chris Richards or Viv Spearing  
Tel: 01582 738866  
[eddisons.com](http://eddisons.com)





## Location

- The units are located on Apex Business Centre off Boscombe Road within a well established industrial location in Dunstable
- Junction 11a of the M1 Motorway is within 2.5 miles of the subject properties, providing North and South routes.
- Luton railway station is within 4 miles and provides direct access to Central London, the Midlands and London Luton Airport.

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## Description

- Unit 9 comprises a mid terrace unit and Unit 11 an end of terrace unit, both located on the established Apex Business Centre on Boscombe Road in Dunstable
- The property comprises warehouse space with full first floor mezzanine
- The properties provide full first floor office and ancillary accommodation and benefits from meeting rooms, workshops, WC and shower facilities as well as kitchen break out area.
- The units benefit from 11 car parking spaces.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £75,550.

VAT is payable

## Accommodation

<b>Ground Floor Total</b>	<b>435.89 SQ M</b>	<b>4,692 SQ FT</b>
<b>First Floor Mezzanine</b>	<b>429.76 SQ M</b>	<b>4,626 SQ FT</b>
<b>Total</b>	<b>865.64 SQ M</b>	<b>9,318 SQ FT</b>

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

EPC: C-71

**Business Rates:** Rateable value: £58,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** Applicable

## Contact:

**CHRIS RICHARDS**

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**VIV SPEARING**

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