

TO LET

1,264 Sq Ft (117.43 Sq M)

- › Brand new retail units
- › Option to take as a whole or in part
- › Mains 3 phase power and fibre connections
- › Allocated parking
- › Suitable for a variety of uses within Use Class E

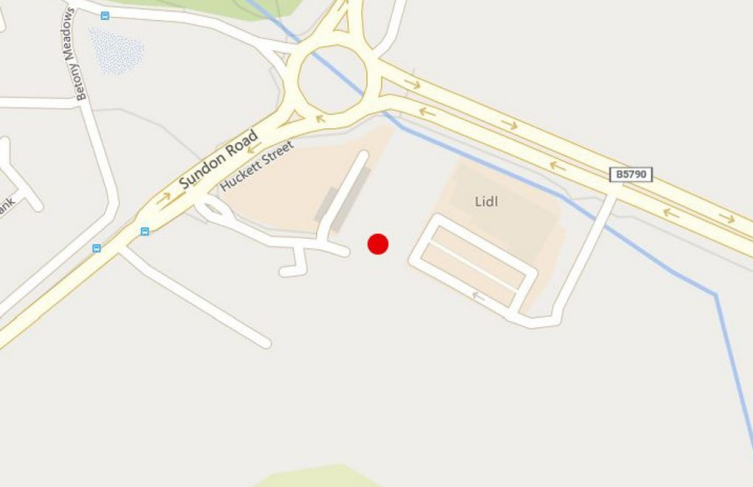


Unit 7

Huckett Street, Houghton Regis, Dunstable, LU5 5GX

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eddisons.com





Location

- The property is located just north of Houghton Regis and opportunely positioned adjacent to the M1 (Junction 11a) and M1/A5 link road (0.4 miles) which offers convenient access to the wider national road network.
- Nearby train stations include Leagrave (2.8 miles) and Luton Airport Parkway (7 miles) and which offer both direct national and local services to Central London in under 40 minutes.
- London Luton Airport is within 10 miles and offers direct flights to a wide range of national and international destinations.

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 Google Maps

[Click here](#)

Description

- Comprising three ground floor retail units within a mixed use block prominently located adjacent to The Farmstead, which is the central hub of Linmere. The property forms part of Phase 2 of the development which has been delivered to shell and core condition and is ready for tenant fit-out.
- The property is available as a whole or as individual units and benefits from full height glazed frontage with canopy, rear loading access, mains 25KVA three phase power supply, and high speed fibre internet. The units also benefit from three allocated staff parking spaces (one per unit), four secure staff cycle parking spaces (shared between the units), and customer parking.
- The property's location and specification lends itself to a variety of uses within Use Class E such as general retail, medical, professional and financial services, and much more.

Terms

Available by way of a new effective FRI lease for a term to be agreed at £28,000 per annum exclusive + VAT.

Accommodation (Gross Internal Area*)

Unit 7	117.43 SQ M	1,264 SQ FT
Total	117.43 SQ M	1,264 SQ FT

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

EPC: The property has an EPC of B (33)

Business Rates: The rateable value is £TBC. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £2,906.47 per annum.

Contact:

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