

TO LET

34,454 Sq Ft

(3,200.78 Sq M)

- › Industrial Open Storage site
- › Ancillary single storey office accommodation
- › Secure gated site with perimeter palisade fencing
- › Mains power and drainage
- › Well positioned site offering strong regional connectivity in southern Bedfordshire.



SGC House

Watling Street, Dunstable, LU6 3QP

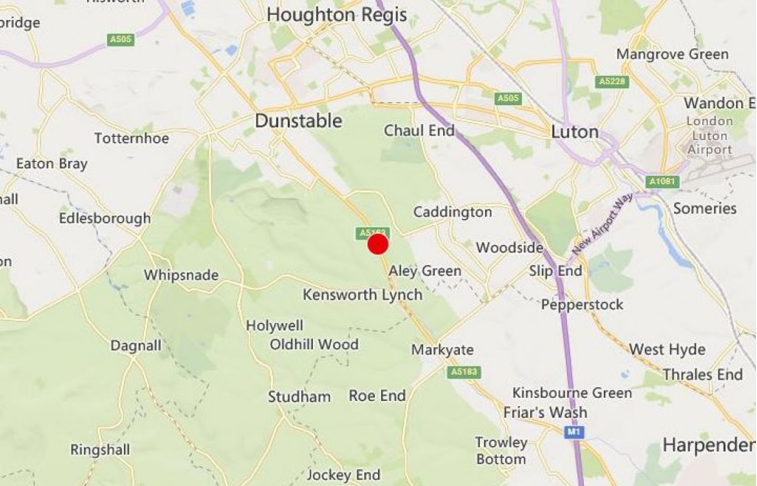
Contact: Eamon Kennedy or Chris Richards

Tel: **01582 738866**

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Location

- The site is positioned on the A5183, offering strong regional connectivity in southern Bedfordshire.
- It is approximately 5 miles north-west of Luton town centre and around 17 miles south of Bedford.
- The site benefits from proximity to major transport corridors, with the M1 motorway reachable via Junction 9 and Junction 11 within a few minutes' drive to the south and east, respectively, providing north-south access to London, the Midlands and beyond.
- Local strategic road links include the A5/M1 Dunstable Northern Bypass and the A505 east-west corridor connecting Dunstable to Leighton

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Description

- Comprising a self-contained industrial open storage site with ancillary single-storey office accommodation.
- The site is approximately 50% concreted and 50% road-planed and benefits from mains power and drainage, perimeter palisade fencing, and a double-gated entrance directly off the A5.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £130,000 per annum exclusive.

VAT is payable.

Accommodation (Gross Internal Area*)

Total	3,200.78 SQ M	34,454 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: TBC

Business Rates: The rateable value is £44,500. For the rates payable please contact us or www.voa.gov.uk

Contact:

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