

FOR SALE/TO LET

1.64 Acres

(0.66 Hectares)

- Prominent commercial site
- Excellent transport links to M1 J11a & 12 and the A5
- Fully tarmacked surface with existing site facilities
- Suitable for a range of uses STTP



Pine Tree Garage

Tring Road, Edlesborough, Dunstable, LU6 2EQ

Contact: Eamon Kennedy or Chris Richards
Tel: **01582 738866**
eddisons.com





Location

- Edlesborough is a well-connected village in Bedfordshire, close to Dunstable, Leighton Buzzard, and Tring.
- The location benefits from excellent transport links, with the A505 providing easy access to the M1 motorway (J11A/12) and A5, as well as mainline rail services to London from nearby Leighton Buzzard and Tring stations.

/// what3words

///bedding.shame.skylights

Google Maps

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Description

- Pine Trees Garage occupies a prominent position in Eddlesborough, providing an established commercial site suitable for a range of uses (STPP).
- The site comprises an open-plan yard set on a slight gradient, fully surfaced with tarmac, with a dedicated valeting bay at the lower end approx. 79.24 sq m (853 sq ft).
- At the top of the site is a portacabin-style office, fully fitted out to a high standard. The offices include separate meeting rooms and individual workspaces, staff facilities such as toilets, a kitchen, and a breakout area, and are finished with suspended ceilings, air conditioning, LED lighting, vinyl and carpeted flooring, and CCTV.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £200,000 per annum exclusive + VAT

The freehold interest is available at a price of £2,000,000 exclusive + VAT

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Accommodation (Gross Internal Area*)

Total **0.66 HECTARES** **1.64 ACRES**

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

EPC: B (39)

Business Rates: The rateable value is £91,000. For the rates payable please contact us or www.voa.gov.uk

Contact:

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