TO LET

945 Sq Ft (87.79 Sq M)



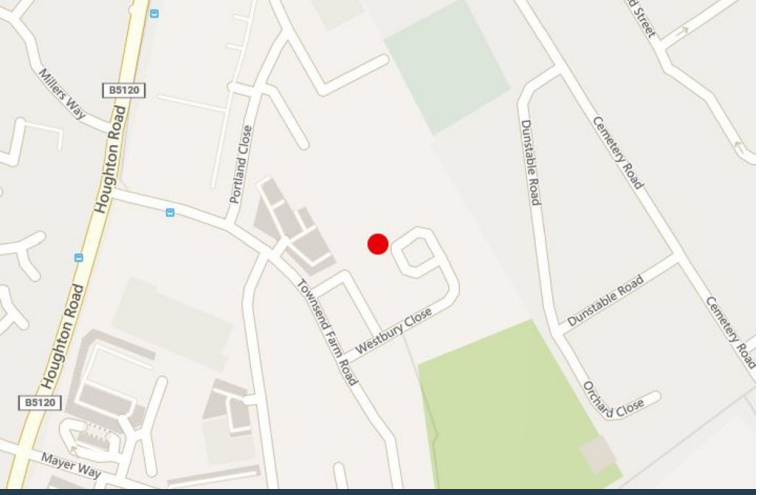
- Industrial/Business Unit.
- Easy access to J11a and J11 M1
- All Mains Services
- Up and Over Loading Door

Unit 5

Westbury Close, Townsend Industrial Estate Houghton Regis, Dunstable, LU5 5BL

Contact: Chris Richards or Steve Cable
eddisons.com

BTG Eddisons







Location

- Westbury Close is located on the Townsend Industrial Estate which is in close proximity to Houghton Regis Town Centre and also Dunstable Town Centre
- The estate is well located with good transport links to the A5, M1 (J11a), M1 J11 and via Luton Town Centre, to London Luton Airport and Luton and Leagrave Mainline railway stations

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Google Maps
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Description

- Industrial/business unit with communal front yard for loading and parking
- The estate comprises of 35 units in total, with steel portal frames and profiled cladding
- Each unit benefits from WC's, three phase power and all mains services, and an up and over loading door.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £14,250 per annum exclusive.

VAT is not payable.

Accommodation (Gross Internal Area*)

Total	**87.79 SQ M**	**945 SQ FT**

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

EPC: E (102)

Business Rates: The rateable value is £9,500. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate. This is currently £500 per annum, subject to change.

Contact:

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