# TO LET

**2,285 Sq Ft** (212.28 Sq M)



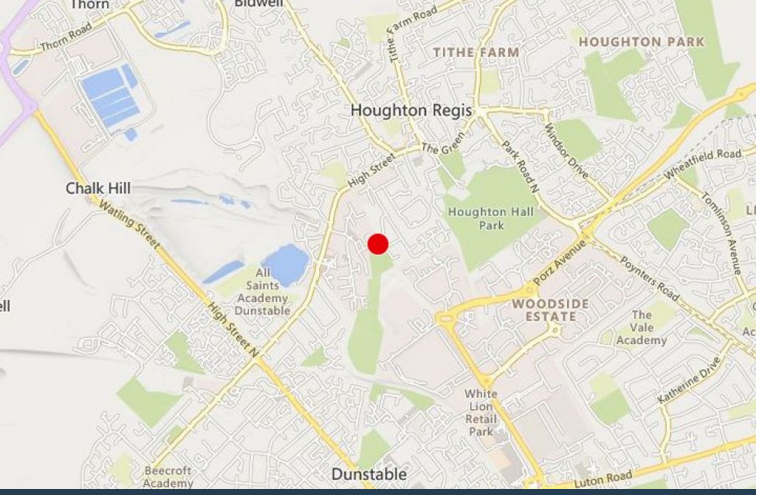

- Industrial/Business Unit.
- Easy access to J11a and J11 M1
- All Mains Services
- Up and Over Loading Door

## Unit 20

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, Kitchenettes, three phase power and all mains services
- Unit 20 has 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 £30,000.

VAT is not payable.

## Accommodation (Gross Internal Area*)

| | | |
|---|---|---|
| **Ground Floor** | **191.84 SQ M** | **2,065 SQ FT** |
| **Total** | **212.28 SQ M** | **2,285 SQ FT** |

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

**EPC:** EPC C 58

**Business Rates:** The rateable value is £20,250 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:

CHRIS RICHARDS
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