TO LET

4,994 - 10,063 Sq Ft

(463.94 - 934.85 Sq M)



- HQ-style detached office building
- Available in its entirety or on a floor-by-floor basis
- Excellent parking ratio of 1:123 sq. ft
- Upgraded M&E throughout
- DDA compliant

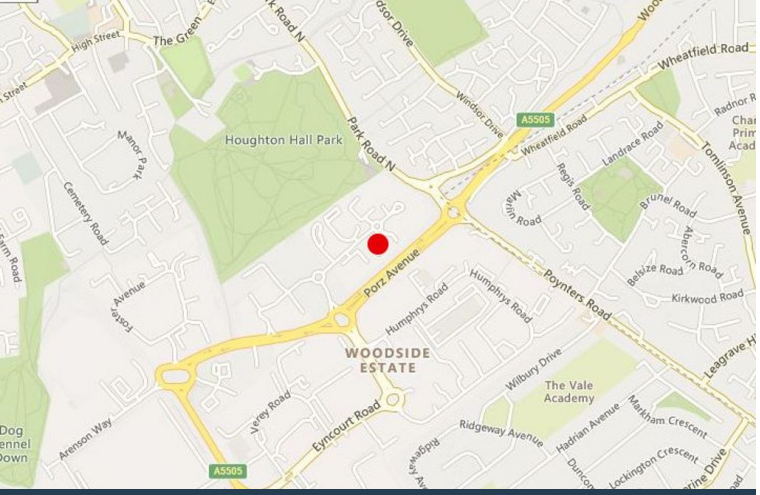
The Gemini Building

Houghton Hall Park, Houghton Regis, Dunstable, LU5 5GB

Contact: Chris Richards or Steve Cable

eddisons.com

BTG Eddisons







Location

- Situated within Houghton Hall Business Park, a prestigious 35 acres office development located in Houghton Regis, Dunstable with access to the A5 and M1 via Junction 11A approximately 2 miles away.
- Dunstable town centre is around 3 miles away, while Leagrave railway station is approximately 2 miles away, providing Thameslink services to London and Bedford. Local bus services and the Luton-Dunstable Busway provide links to Dunstable and Luton, with Luton Airport approximately 7-8 miles away.

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Google Maps
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Description

- Comprising a contemporary, purpose-built, detached two-storey headquarters-style office building occupying a site of approximately 0.89 acres.
- The property benefits from a high specification throughout, including recently upgraded M&E services, raised access floors, double glazing, suspended ceilings with recessed LED lighting, air conditioning and DDA-compliant passenger lift access. Each floor also benefits from its own kitchen and WC facilities.
- Externally, the property provides 82 car parking spaces, including EV charging provision, equating to an excellent parking ratio of approximately 1:123 sq. ft.

Terms

Available by way of a new effective FRI Lease for a term to be agreed at a rent of £18.50 per sq. ft per annum exclusive.

VAT is applicable.

Accommodation (Net Internal Area*)

Ground Floor	**470.91 SQ M**	**5,069 SQ FT**
First Floor	**463.94 SQ M**	**4,994 SQ FT**
Total	**934.85 SQ M**	**10,063 SQ FT**

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

EPC: C (64)

Business Rates: The rateable value is £187,196. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

Contact:

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