

# To Let/For Sale

## Office Property



### Carlton House 1, 66/68 High Street, Houghton Regis, LU5 5BJ

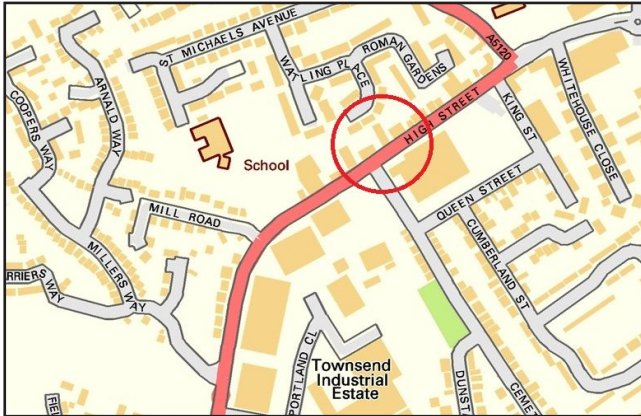
- 4,268 sq ft
- Prominent building
- Close to town centre amenities
- 13 car parking spaces

#### Jessop & Co.

Chartered Surveyors & Commercial Property Advisors. Regulated by RICS

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# Carlton House 1, 66/68 High Street, Houghton Regis, LU5 5BJ



## Location

Houghton Regis has a population of approximately 17,200 and is situated north of Dunstable on the A5120 which links with the A5 to the west of the town and the M1 at Junction 12. The town will benefit from the completion of the A5-M1 Link (Dunstable Northern Bypass) which will link the A5 north of Dunstable with the M1 at a new Junction 11a south of Chalton.

The area north of Houghton Regis has been allocated as an area for substantial new development with proposals for 6,950 new homes and 205 acres of employment land by 2026.

Carlton House 1 is located on the north side of the A5120 High Street opposite the Morrisons supermarket.

## Description

Carlton House 1 comprises a self-contained two-storey office building having the benefit of two entrances, one from the High Street and the second from the car park which leads to a reception area.

The property benefits from the following specification:

- Air-conditioning
- Perimeter trunking
- Double glazing
- Male & female toilets on each floor
- Kitchen
- 13 car parking spaces

## Accommodation

The available accommodation is located on ground and first floors and has been fitted to a very high standard.

Area	Sq Ft	Sq M
Ground Floor Reception	71	6.58
Ground Floor	2,335	217.08
First Floor	1,862	173.06

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## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Business Rates

We understand the premises have the following rating assessment:

Offices & Premises - £32,000

We recommend that prospective tenant seek verification by contacting the Valuation Office Agency.

## Terms

The accommodation is available to let on an effective full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

Alternatively our clients will consider a disposal of the freehold interest.

## EPC

A copy of the EPC is available on request.

## Viewing and Further Information

Strictly by appointment with appointed agent Jessop & Co.

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