

To Let

Office Property



Unit 5, Cotswold Business Park, Caddington, LU1 4AJ

- Modern office accommodation
- 1,212 sq ft
- Kitchen facilities
- 8 car parking spaces

Jessop & Co.

Chartered Surveyors & Commercial Property Advisors. Regulated by RICS

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Location

Caddington is an attractive village located to the south of Dunstable and west of Luton having the benefit of excellent road communications with both the A5 and J10a of the M1 Motorway close by. The A5 also provides access to J9 of the M1 Motorway some 4 miles to the south.

Luton Parkway Station provides a fast and frequent rail service to London St Pancras International with a fastest journey time of 25 minutes. London Luton airport provides a wide range of domestic and international flights.

Description

Cotswold Business Park is situated on Millfield Lane, just to the south of the Dunstable Road midway between Caddington and the A5 and forms an attractive development of modern office buildings offering contemporary office accommodation within a rural setting. The property provides open plan offices with the flexibility to partition to suit occupiers needs.

The offices benefit from the following amenities:

- Flexible office accommodation
- Gas central heating
- Perimeter trunking
- Kitchen facilities
- Male & female toilets and shower facilities
- 8 car parking spaces

Accommodation

The net internal floor areas are as follows:

Area	Sq Ft	Sq M
Ground Floor	1,212	112.63

Misrepresentation Act

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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 property has the following rating assessment:

Offices - £18,250

Please note this is not the rates payable. We recommend that a prospective tenant seek verification from the Valuation Office Agency on 03000 501501.

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.

A service charge will be payable for the upkeep of the common part areas. Further details are available on request.

EPC

The property has an EPC rating of B (47).

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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Jan 2015