

To Let



**Unit 8
Cotswold Business Park
Millfield Lane
Caddington
LU1 4AJ**

- **1,700 sq ft - 2,737 sq ft**
- **Modern office accommodation**
- **Business park location**
- **Ample car parking**
- **Ready for immediate occupation**
- **Flexible lease terms**

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 fast and frequent rail services 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 high quality development of eight modern office buildings offering flexible accommodation within a rural setting.

The property provides largely open plan offices which are fully fitted out with furniture offering the flexibility to sub-divide to suit occupiers needs.

The premises benefit from the following amenities:

- Gas central heating
- Ample car parking
- Suspended ceilings with recessed lighting
- Fully carpeted
- Kitchen
- Male & female toilets
- Good natural light
- Perimeter trunking with data cabling
- Can be combined with Unit 6

Floor Area

Ground floor - 1,700 sq ft (157.94 sq m)

Can be combined with the adjoining Unit 6 to provide 2,737 sq ft.

All floor areas are in accordance with IPMS:Office Buildings.

Rating

To be confirmed.



Terms

The property is ready for immediate occupation and is available to let on flexible terms.

A service charge is levied to contribute towards the maintenance of the common part estate.

Quoting Rental

Rent upon application.

Legal Costs

Each party will be responsible for their own legal fees incurred in the transaction.

VAT

Rents are quoted exclusive of VAT.

EPC

The property has an EPC rating of C (55).

Viewing and further information strictly by appointment with appointed agent :

Jessop & Co

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