

# TO LET

## SECURE YARD

# Jessop & co



## **Tyler House, Creasey Park Drive, Dunstable, LU6 1BB**

- Secure yard
- Offices & workshop
- 0.35 acres (0.14 hectares)
- Suit a variety of uses
- Close to J11a of M1 Motorway

# Tyler House, Creasey Park Drive, Dunstable, LU6 1BB

## LOCATION

The property is located on Creasey Park Drive which is located just off Brewers Hill Road.

Brewers Hill Road links with the A5120 Houghton Road and the A5 High Street North which link Dunstable with J11a of the M1 Motorway located to the north. The A5 High Street North also provides access to the A505 which links the M1 Motorway with Leighton Buzzard and Aylesbury.

Tyler House immediately adjoins the Walter Lawrence Industrial Estate.

Dunstable town centre is located approximately 0.80 miles to the south.

## DESCRIPTION

The property is situated on the north side of Creasey Park Drive and comprises a two-storey office building with an adjoining warehouse/workshop on a secure site extending to approximately 0.35 acres (0.14 ha).

The property is fenced and gated having the benefit of mains services.

The property is immediately available and will suit a variety of uses.

## FLOOR AREA

Offices: 4,352 sq ft (404.35 sq m)

Workshop: 1,036 sq ft ( 96.25 sq m)

The site area is 0.34 acres (0.14 hectares).

All floor areas are calculated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

## BUSINESS RATES

The property has a Rateable Value of £29,750.

The current multiplier for 2018/19 is £0.493 payable.



## RENT

The property is available at a rent of £50,000 per annum.

## TERMS

The property is available on a new lease for a term of years to be agreed.

## LEGAL COSTS

The ingoing tenant is to contribute to the landlords reasonable legal costs.

## VAT

VAT will be payable.

## EPC

The property has an EPC rating of D (93).

**For viewings and further information please contact the sole agent:**

**Paul Jessop MRICS**  
**Jessop & Co**  
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