

TO LET

WAREHOUSE & OFFICES

Jessop & co



15 Park Road, Dunstable, LU5 4BX

- Warehouse & Office premises
- 3,665 sq ft (340.48 sq m)
- Short term flexible terms available
- Suit a variety of uses
- Easy Close to A5183 (A5) & M1 Motorway

15 Park Road, Dunstable, LU5 4BX

LOCATION

The property is located on Park Road which is located just off Great Northern Road which links High Street South (previously the A5) with the A505 Luton Road thereby providing easy access to the M1 Motorway and Luton & Dunstable town centres.

The M1 Motorway J11 is approximately 2.5 miles to the east via the A505 Luton Road whilst J8 is approximately 6 miles to the south via the A5183 (previously the A5).

Dunstable town centre is located just to the north of the property.

DESCRIPTION

The property is situated on the north side of Park Road and comprises a two-storey warehouse/factory building with warehouse/factory use on the ground floor and ancillary offices located on part of the first floor whilst the remainder of the first floor has been used as light storage.

The property has the benefit of a garage loading door and three external car parking spaces.

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

FLOOR AREA

Ground Floor: 2,041 sq ft (189.68 sq m)

First Floor: 1,624 sq ft (150.94 sq m)

Total: 3,665 sq ft (340.62 sq m)

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 £13,250.

We would recommend a prospective occupier make their own enquiries of the local rating authority as to the rates payable and the availability of any reduction in rates payable.



RENT

The property is immediately available at a rent of £1,650 per calendar month.

TERMS

The property is available on a lease for a term of 12 months subject to a landlord's redevelopment break clause at any time after six months on one month's prior written notice.

LEGAL COSTS

Each party to meet their own costs.

VAT

VAT will not be payable.

EPC

The property has an EPC rating of E (111).

For viewings and further information please contact the sole agent:

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