

TO LET

OFFICES

Jessop & co



Globe House, 84/88 High Street South, Dunstable, LU6 3HD

- Available due to relocation
- 3,624 sq ft (336.70 sq m)
- Self-contained building
- Refurbished
- Air-conditioned
- Secure gated car park

Globe House, 84/88 High Street South, Dunstable, LU6 3HD

LOCATION

Globe House occupies a prominent location on the A5183 High Street South which is a major thoroughfare linking Dunstable with J9 of the M1 Motorway approximately 6 miles to the south.

The property is located on the west side of High Street at its junction with Friars Walk within a short walk of the town's retail centre.

DESCRIPTION

Globe House comprises a landmark self-contained office building arranged over ground and first floors with car parking to the rear accessed from Friars Walk.

The property has been refurbished to a high standard to comprise a mixture of open plan and cellular offices and benefits from the following amenities:

- Refurbished
- New double glazed windows to front elevation
- Air-conditioning
- New energy efficient wall mounted heating
- LED lighting
- Perimeter trunking
- Kitchen facilities on both floors
- Male & female toilets on both floors
- 10 car parking spaces within gated car park with CCTV
- Additional secure ground floor & basement storage

FLOOR AREA

Ground Floor Reception:	366 sq ft (34.00 sq m)
Ground Floor Offices	1,719 sq ft (159.71 sq m)
First Floor Offices:	1,039 sq ft (96.53 sq m)
Ground Floor Storage:	500 sq ft (46.46 sq m)
Total:	3,624 sq ft (336.70 sq m)

There is additional secure basement storage of 250 sq ft.

All measurements are in accordance with the RICS Code of Measuring Practice.

RATING

The property has a Rateable Value of £22,750.

Please note this is not the amount of business rates payable.



TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Alternatively, consideration will be given to letting of part on a full inclusive serviced basis.

QUOTING RENTAL

£45,500 per annum.

A rent deposit may be required depending upon the financial status of the incoming tenant.

LEGAL COSTS

Each party to meet their own costs.

VAT

Rents are quoted exclusive of VAT.

EPC

B (44). A copy of the certificate is available,

For viewings and further information please contact the letting agent:

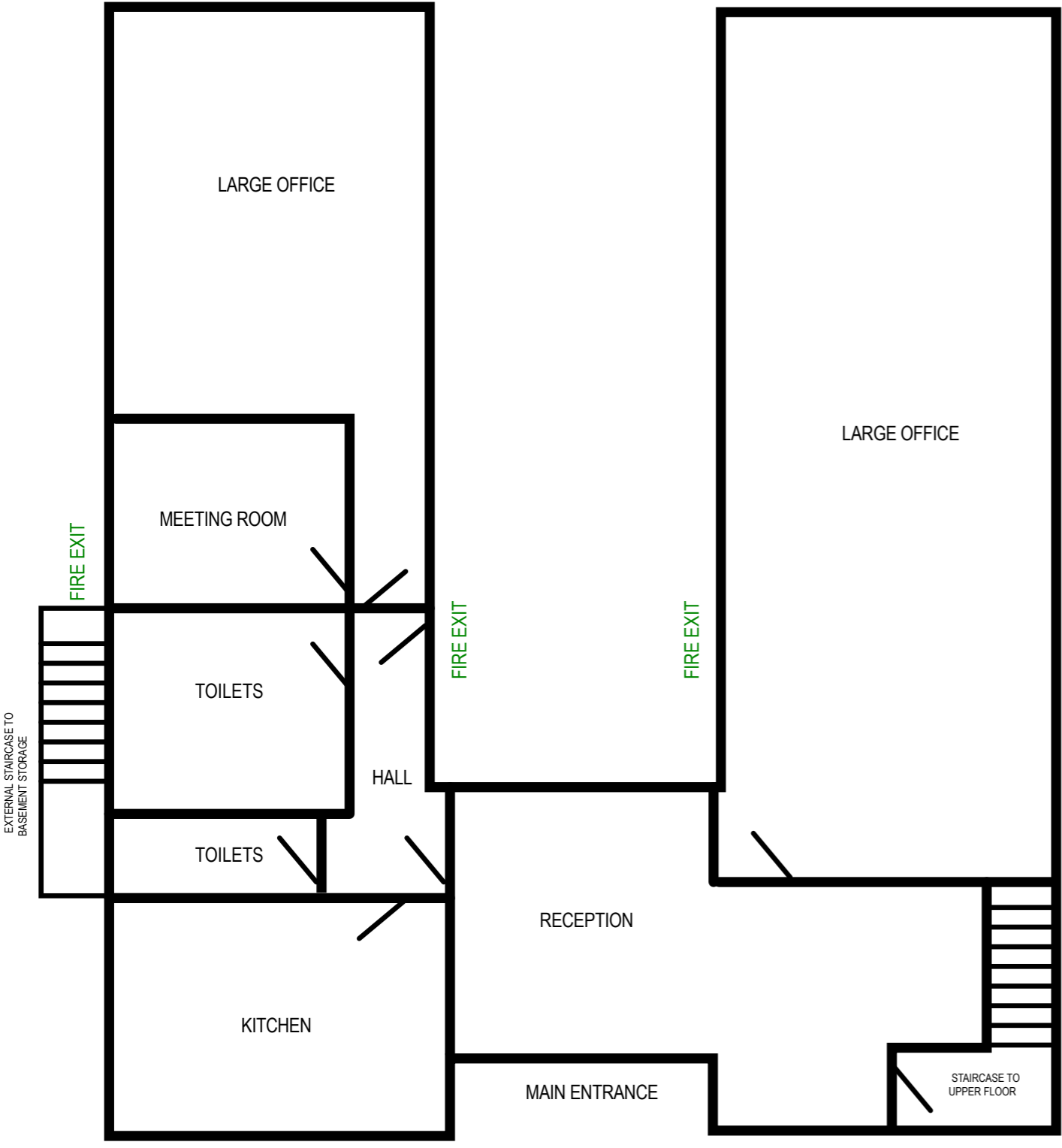
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Misrepresentation Act

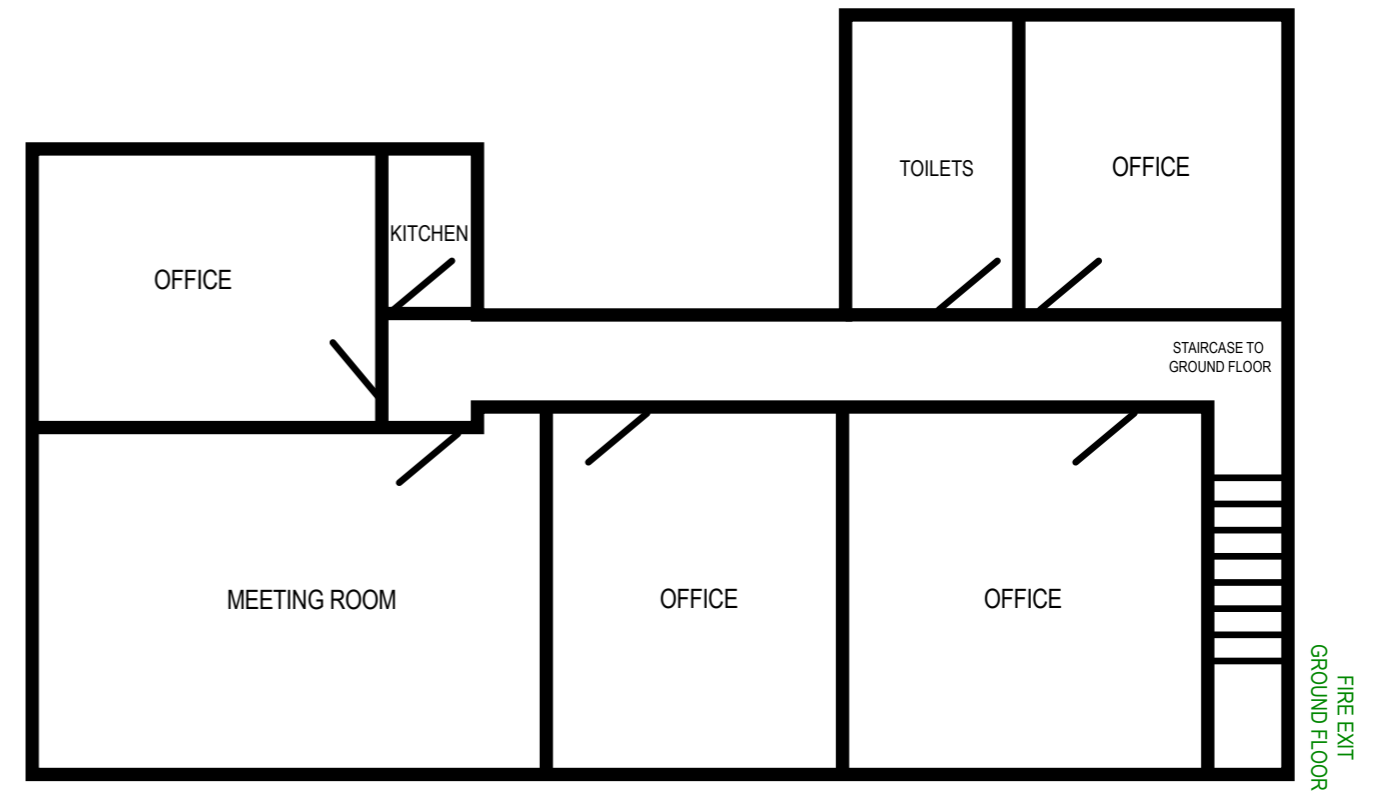
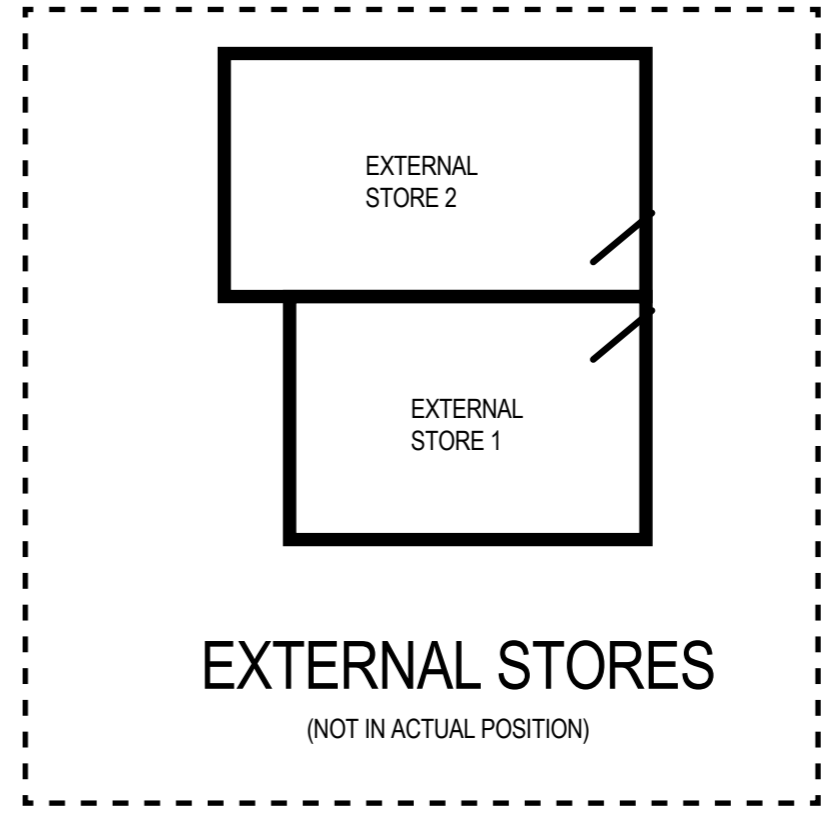
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EXTERNAL STORES POSITION



GROUND FLOOR



UPPER FLOOR