

TO LET

OFFICES

Jessop &co



Unit 2, Packhorse Place, Kensworth, LU6 3QL

- Modern offices
- Choice of Suites 820 sq ft & 1,293 sq ft
- Available individually or combined
- Air-conditioned
- Easy access to J9 M1 Motorway
- Ample car parking

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LOCATION

The property is located on the A5183 Watling Street, two miles south of Dunstable. Junction 9 of the M1 Motorway is located three miles to the south. The A5183 was previously the A5 and provides a major thoroughfare linking the M1 Motorway with Dunstable and Milton Keynes to the north.

Packhorse Place is located just to the south of the junction of the A5183 and the B4540 approximately one mile north of Markyate.

DESCRIPTION

Unit 2 Packhorse Place comprises a detached two storey office building that has been refurbished to a high standard.

The available accommodation is located on part ground floor and the entire first floor and can be let individually or combined.

The available accommodation provides a mixture of open plan and cellular offices and benefits from the following amenities:

- LED Lighting
- Double glazed windows
- Air-conditioned
- Perimeter trunking
- Kitchen facilities
- Male & female toilets
- Ample car parking

FLOOR AREAS

Ground Floor Suite: 820 sq ft (76.18 sq m)

First Floor Suite: 1,293 sq ft (120.13 sq m)

The suites are available individually or can be combined.

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

RATING

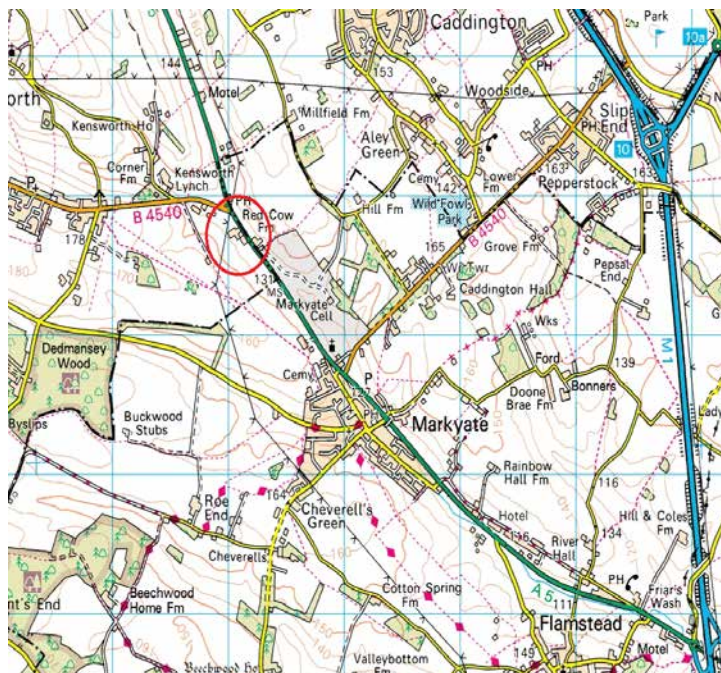
First Floor Suite: £9,500

Ground Floor Suite: £7,500 (estimated)

A qualifying occupier may benefit from small business rates relief and if so, no business rates will be payable. Further details on request.

EPC

C (61).



TERMS

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

QUOTING RENTS

Ground Floor Suite: £12,300 per annum

First Floor Suite: £19,400 per annum

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

A service charge will be payable for the upkeep of common part areas.

LEGAL COSTS

Each party to meet their own costs.

VAT

Rents are quoted exclusive of VAT.

For viewings and further information please contact the letting agent:

Jessop & Co
01582 346110
paul@jessopco.co.uk

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