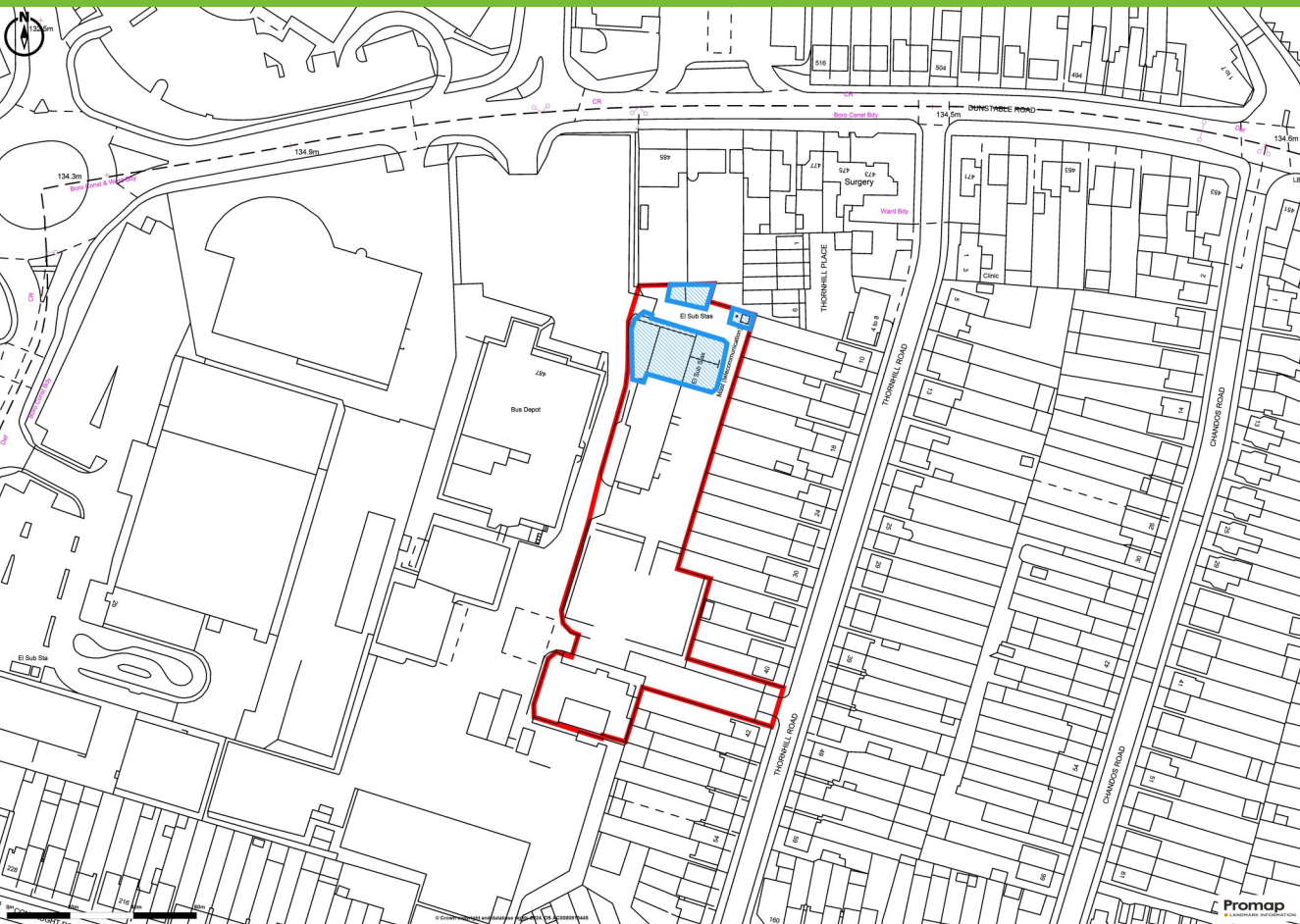


# INDUSTRIAL – TO LET (MAY SELL)

## YARD & BUILDINGS AT DUNSTABLE RD, LUTON, BEDFORDSHIRE LU4 8DS



Indicative site plan only. Blue edged area subject to third party leases. More information available upon request.

### Key Points

- Level surfaced yard with secure perimeter fencing
- Two storey industrial/office building within use class E, with 31 parking spaces accessed via ramp in yard (91 spaces in total)
- Separate former 'social club' building requiring refurbishment or demolition
- Access via Dunstable Rd and Thornhill Road, which provides access to Dunstable Road (A505) and to the M1 Motorway

### Accommodation

Approximate Gross Internal Area (GIA) Gross External Area (GEA) and site measurements:

| Description          | Sq Ft         | M <sup>2</sup> |
|----------------------|---------------|----------------|
| Main Building        | 5,858         | 544.2          |
| Former 'social club' | 5,959         | 553.6          |
| <b>Total</b>         | <b>11,817</b> | <b>1,097.8</b> |
| Yard                 | 23,394        | 2,173          |
| Social club site     | 8,212         | 762.9          |
| <b>Total</b>         | <b>31,606</b> | <b>2,936</b>   |



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# Premises at Dunstable Rd, Luton, Bedfordshire LU4 8DS



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*In accordance with RICS Code for Leasing Business Premises 1st edition, February 2020, we recommend all interested parties seek professional advice from a qualified Surveyor, Solicitor or licensed Conveyancer before entering into a business tenancy.*

## Proposal

New lease available directly from the landlord on terms to be agreed, subject to vacant possession.

## Rent / Freehold

Rent £125,000 per annum. Freehold sale considered, guide price £1.5m.

## Rateable Value

Currently rated together with other premises will need to be individually assessed following completion.

## Sustainability

EPC rating C (72).

## VAT

VAT is payable on all outgoings at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs.



## 5 Riverview, Walnut Tree Close, Guildford, Surrey GU1 4UX

**SUBJECT TO CONTRACT**

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