



Luton Road

Dunstable, LU5 4JN

Industrial unit to Let in Dunstable

4,342 sq ft
(403.38 sq m)

- Excellent connectivity to the M1 and A5
- Allocated parking

Summary

Available Size	4,342 sq ft
Passing Rent	£46,600 per annum
Rateable Value	£42,750
EPC Rating	Upon enquiry

Description

The unit consists of a 5 bay industrial warehouse with modern steel frame construction and steel clad. Surrounding the warehouse is a yard and parking area. The building includes a glazed reception area at the front.

Location

Located on Luton Road with excellent access to major road networks, including the A5 and M1 Motorway at Junction 11 (1.5 miles), providing direct connections to London and the midlands. Additionally, the site benefits from proximity to Luton Airport (approximately 6.6 miles).

The area is a well established industrial hub, along with numerous established occupiers, including Amazon, Wickes, B&M Home Store, Dunelm and Brewers to name a few.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,342	403.38
Total	4,342	403.38

Viewings

There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

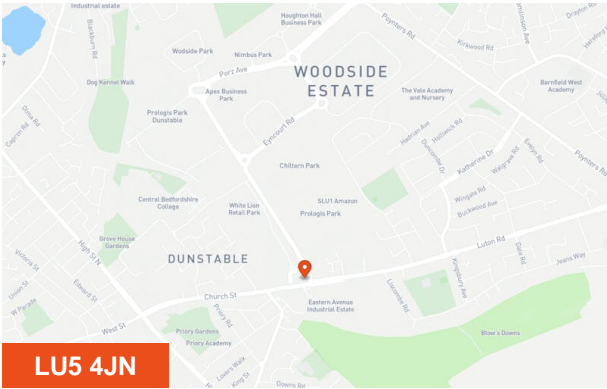
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Terms

Available by way of assignment of the existing lease, expiring 09.01.2033.



Viewing & Further Information

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