

RAPLEYS

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0370 777 6292

TO LET Industrial/Warehouse

77-87 London Road,
Dunstable, Bedfordshire LU6 3DH

CONTACT **Mark Frostick | Rapleys LLP**
07785 522958 | mark.frostick@rapleys.com

Jacob Wood | SR Wood & Son
07401 221022 | j.w@srwood.co.uk

S.R. Wood & Son Ltd



Substantial warehouse unit with
secure yard

1,850 sq m (19,917 sq ft)
including mezzanine of
670.44 sq m (7,217 sq ft)

Large secure rear yard

Access from Mayfield Road

Suitable for alternative uses,
subject to planning consent

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Location

The property sits at the rear of **Hartwell Ford** and is accessed from Mayfield Road, just off the A5183 London Road. The property is approximately 1 mile southeast of the intersection of the A505 Church Street/Luton Road, which is the centre of Dunstable. The A505 leads 2 miles west to Junction 11 of the M1.

Dunstable is a busy market town of circa 35,000 population sitting approximately 5 miles west of Luton.

The surrounding area is largely residential focused but with a number of commercial occupiers fronting London Road including **Hartwell Ford** adjoining, **Quality Part X**, **Thurlow Nunn Vauxhall** and **BP**.

Description

The property comprises a framed warehouse facility with front and rear extensions. There is a substantial mezzanine floor and was most recently used for vehicle parts storage.

Internally, the warehouse has a concrete slab floor, access via a single roller shutter door at the front elevation and a further roller shutter to the rear yard. The warehouse is lit by LED strip lighting and heated by ceiling suspended warm air heaters. There is an office and separate male and female WC's which sit at the rear.

The first floor mezzanine floor is wooden boarded and occupies the majority of the building. Access is via three separate staircases and there are additional offices fronting the southern elevation.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	1,179.95	12,700
Mezzanine	670.44	7,217
Total	1,850.39	19,917

	Hectare	Acre
Total site Area	0.379	0.94

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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Tenure

Leasehold only.

Terms

On application.

Rating

The property is currently jointly assessed for business rates as part of the adjoining dealership. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

Energy Performance Asset Rating: D.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

All viewing to be arranged via the joint letting agents. A walk-through tour is also available to [view by clicking here](#).



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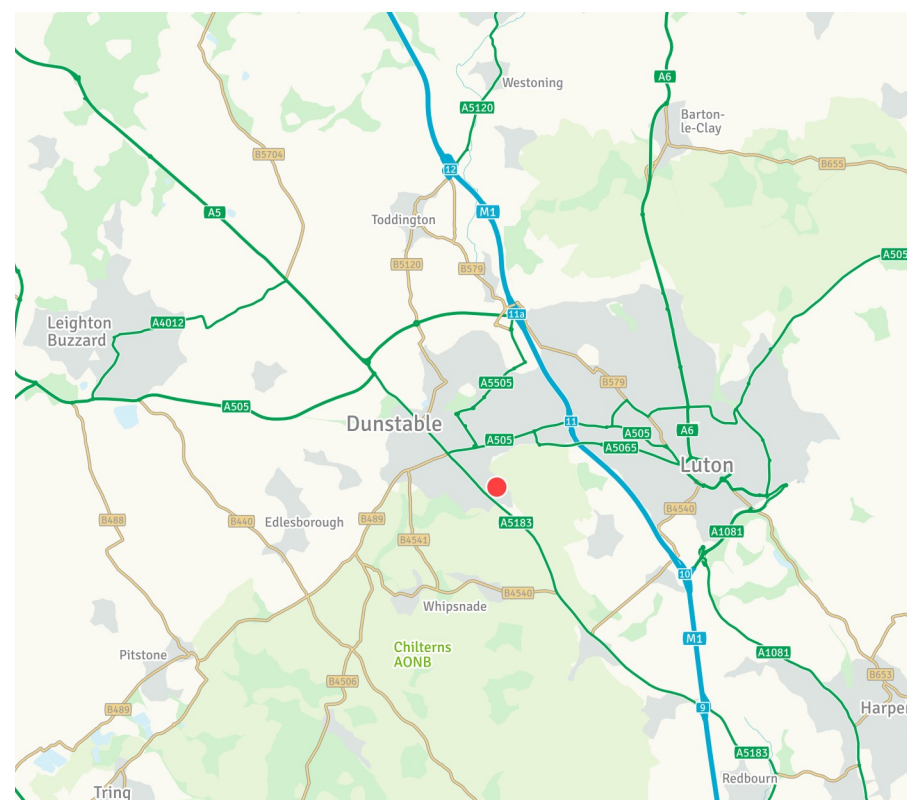
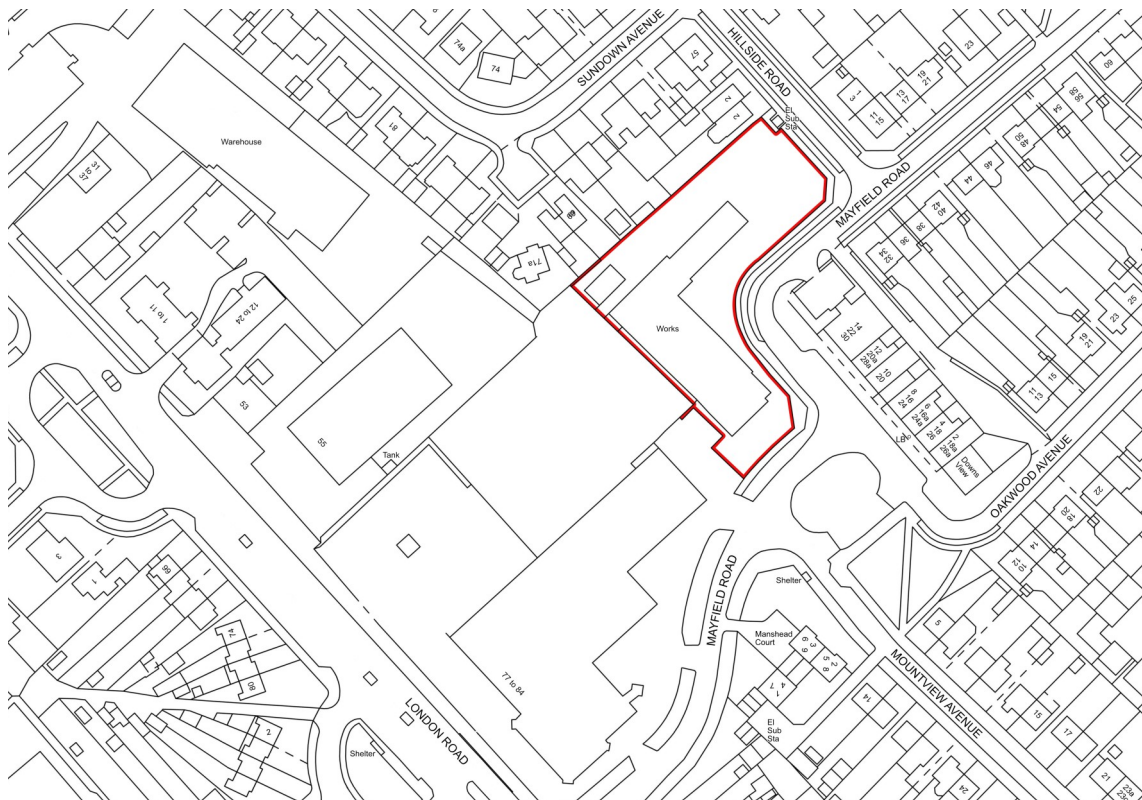
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