

**RAPLEYS**

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**0370 777 6292**

## TO LET **Prime Commercial Unit**

55 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



Prominent commercial unit

1,143.68 sq m (12,310 sq ft)

Secure rear yard

Forecourt display area

Recently extensively refurbished

Suitable for a variety of uses,  
subject to planning consent

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### Location

The property fronts the southeast bound carriageway of the A5183 London Road, approximately 1 mile south east of the intersection of the A505 Church Street/Luton Road at 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 a front two storey office section. Internally, the accommodation is split to provide two separate warehouse areas together with a substantial rear yard.

The warehouses have concrete slab floors with access via two separate, newly fitted, electric roller shutter doors. New LED lighting has been installed throughout as well as energy efficient gas fired heaters. There are refurbished male and female WC's and a refitted staff kitchen area adjoining.

The first floor office section is carpeted and lit with surface mounted box units and heating by electric plug in heaters. There are additional WC facilities at first floor level.



### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Warehouse	1,024.00	11,022
First floor offices	119.67	1,288
<b>Total</b>	<b>1,143.68</b>	<b>12,310</b>

	Hectare	Acre
<b>Total Site Area</b>	<b>0.35</b>	<b>0.87</b>

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

We are advised that the Rateable Value for the property is £63,000 and the UBR for 2022/23 is 50.4p in the £. 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: C.

### VAT

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

### Viewing

All viewings to be arranged via the joint agents.

A walk-through tour is also available to [view by clicking here](#).



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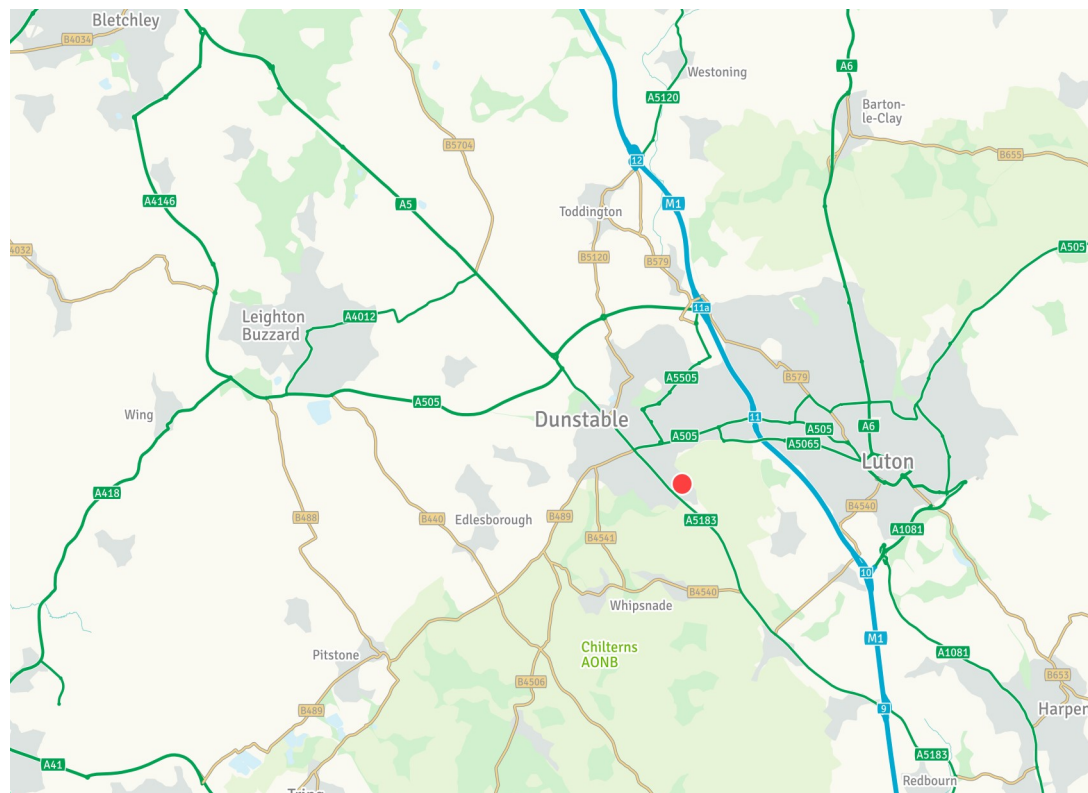
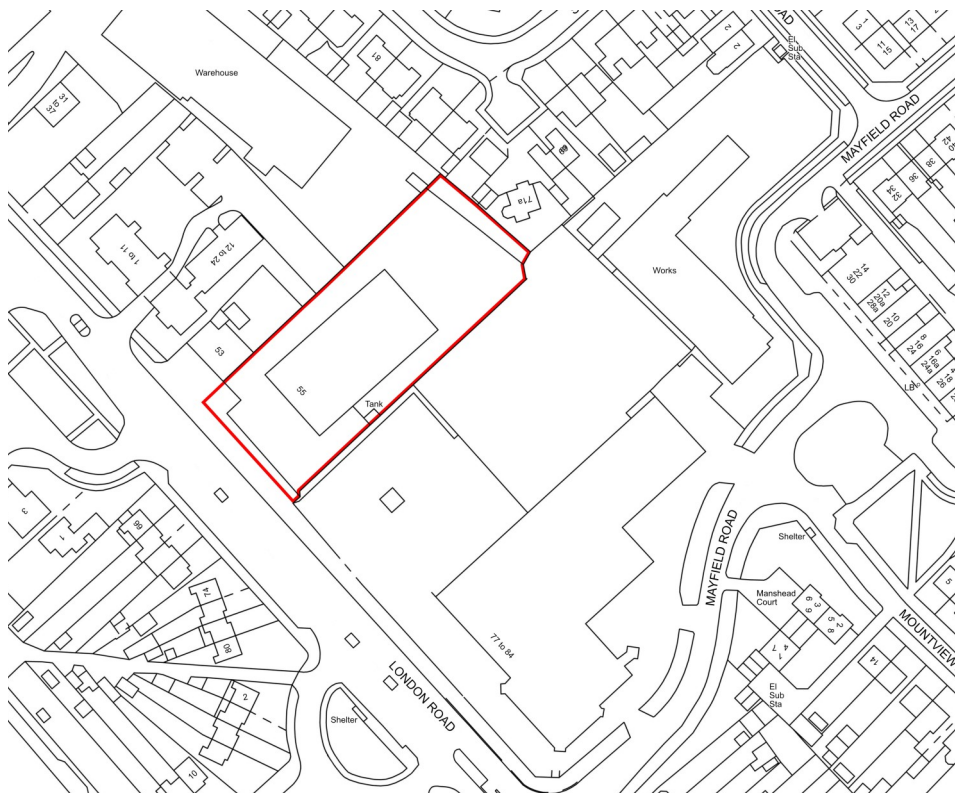
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