

TO LET Industrial/Warehouse

77 – 87 London Road, Dunstable
Bedfordshire LU6 3DH



PRICE REDUCED



Re-available due to abortive negotiations

Contact

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S.R. Wood & Son Ltd

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 of 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.

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.

The building could be sub-divided to provide units of 2,268 sq ft and 10,294 sq ft plus mezzanine if required.

Tenure and Terms

Leasehold only, terms on application.

Energy Performance

Energy Performance Asset Rating: D.

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 rates liability and any reliefs that may be available. Further information is also available on the Government website.

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 here](#).

Substantial warehouse unit with secure yard

Units from 2,268 sq ft to 19,979 sq ft including mezzanine

Access from Mayfield Road

Suitable for alternative uses, subject to planning consent

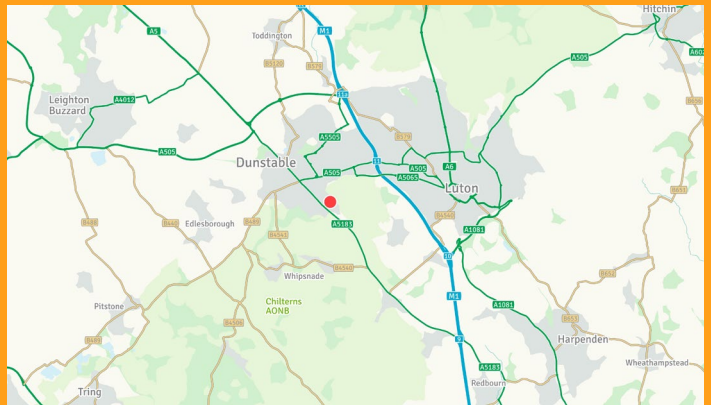


[Click here for a walk through tour](#)

Accommodation

	Sq m	Sq ft
Unit 1	956.35	10,294
Mezzanine	670.44	7,217
Unit 2	210.70	2,268
Total	1,837.49	19,779
	Hectare	Acre
Total Site Area	0.379	0.94

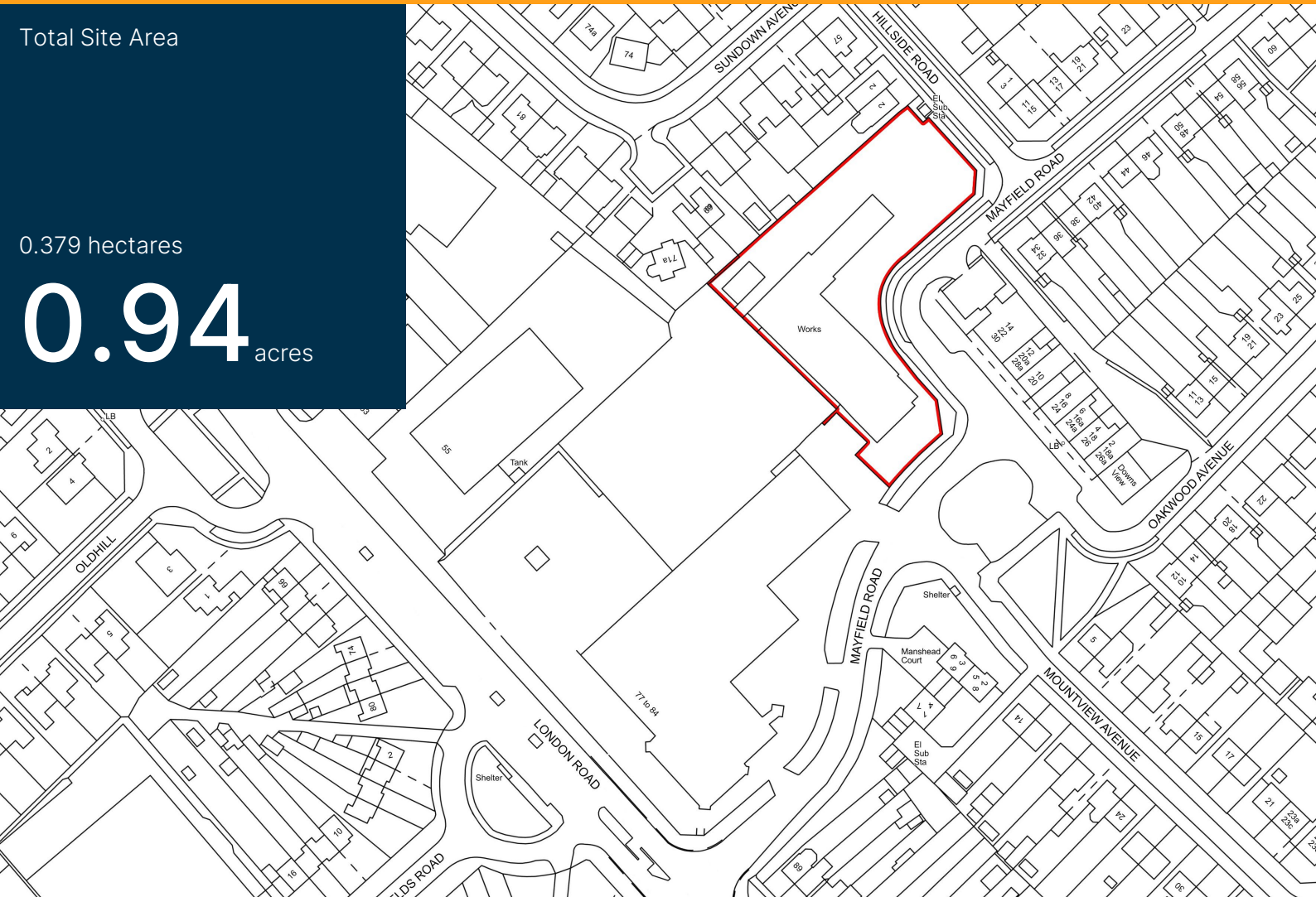
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested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



Total Site Area

0.379 hectares

0.94 acres





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