

FOR SALE



Unit 9-11
Apex Business Centre
Boscombe Road
Dunstable
Bedfordshire,
LU5 4SB

- Within an established industrial location
- Within 2.5 miles of M1 Motorway
- 11 car parking spaces
- Freehold sale

Location

The units are located on Apex Business Centre off Boscombe Road within in a well established industrial location in Dunstable.

Junction 11a of the M1 Motorway is within 2.5 miles of the subject properties, providing North and South routes. Luton railway station is within 4 miles and provides direct access to Central London, the Midlands and London Luton Airport.

Description

Unit 9 comprises a mid terrace unit and Unit 11 an end of terrace unit, both located on the established Apex Business Centre on Boscombe Road in Dunstable.

Terms

For Sale: £475,000

Service Charge: Applicable

VAT: Applicable

EPC

TBC



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Accommodation

Internally, the properties both have full mezzanines. The properties provide full first floor office and ancillary accommodation and benefits from meeting rooms, workshops, WC and shower facilities as well as kitchen break out area.

The ground floor predominantly comprises of workshop space. The units benefit from 11 car parking spaces.

GIA – Gross Internal Area

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Ground Floor total	4,692	435.86
First Floor Mezzanine	4,626	429.76
Units 9 & 11 Total	9,318	865.62

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates

Rateable value: £52,000

The current multiplier for 2022/2023 49.9p payable

Interested parties are advised to contact the relevant local authority

Viewings

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