

# Rural Modern Offices – TO LET



Unit 2  
Eden Brae Business Park  
Dunstable Road  
Caddington,  
LU1 4FF

- Rural Location
- Modern Finish
- Ample & Secure Parking
- Rent is inclusive of service charge

## Location

Eden Brae Business Park is located off Dunstable Road. in the desirable village of Caddington. Luton is only 1.5 miles distant and Dunstable only 2 miles. Eden Brae offers great communication links with the A5 only 1.5 miles distant, The M1 3.5 miles distant and the A505 & A6 only 3 miles distant. Luton Mainline Railway Station: 3.4 miles London Luton Airport: 4.7 miles.

## Description

Eden Brae Business Park is a purpose built office development consisting of 5 self contained, two storey office units, all situated within a secure and attractive rural location. Each unit benefits from modern lighting, kitchenettes, separate WCs as well as ample allocated parking.

## Terms

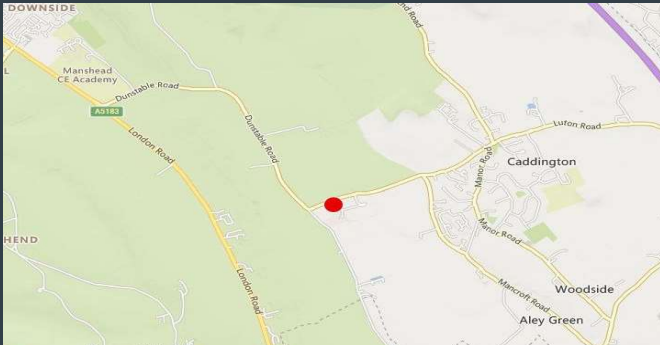
To Let: £22,100 - £44,300 per annum

Service Charge: Rent is inclusive of service charge.

VAT: Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## EPC

The property has an EPC rating of: B -30



## Accommodation

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

| Area         | Sq Ft       | Sq M          |
|--------------|-------------|---------------|
| Ground Floor | 1234        | 114.64        |
| First Floor  | 1229        | 114.17        |
| <b>Total</b> | <b>2463</b> | <b>228.81</b> |

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

## Business Rates

Rateable value: TBC

The current multiplier for 2023/24 49.9p payable

Interested parties are advised to contact the relevant local authority

## Viewings

For further details please contact:

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