

Rural Modern Offices – TO LET



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

- Rural Location
- Modern Finish
- Ample & Secure Parking

Location:

Eden Brae Business Park is located off Dunstable Road in the desirable village of Caddington. Luton is only 1.5 miles away and Dunstable only 2 miles. Eden Brae Business Park offers great transport links with the A5, M1, A505 and A6 all within close proximity. Luton mainline railway station is 3.4 miles away and 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:

Available on a new effective FRI lease for a term to be agreed at a rent of:

Ground Floor - £18,510 per annum exclusive + VAT

First Floor - £18,435 per annum exclusive + VAT

Service Charge:

There is a service charge payable for the repair and maintenance of the common areas:

Ground Floor - £3,702 per annum + VAT

First Floor - £3,687 per annum + VAT

Further information available upon request.

EPC:

B -30

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Accommodation:

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

Area	Sq. Ft	Sq. M
Ground Floor	1,234	114.64
First Floor	1,229	114.17
Total	2,463	228.81

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

Business Rates:

To be confirmed.

Interested parties are advised to contact the relevant local authority for further information.

Viewings:

For further details please contact the sole agents:

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