

# TO LET - INDUSTRIAL



Unit 18-20, Southfields Road, Dunstable, Bedfordshire LU6 3EJ

36,814 SqFt (3,420.02 SqM)

£260,000 per annum exclusive

- Detached industrial/warehouse unit
- Self contained site
- Two storey office building
- Secure yard space and parking

## Location

The property is located on Southfields Road just off the A5183 in Dunstable, 1 mile from Dunstable town centre. Junction 9 of the M1 Motorway is within 5 miles and Junction 11a is within 6 miles.

The property is 2.9 miles from Legrave Train Station and 5.5 miles from Luton Train Station. Luton Airport is within 8 miles.

## Description

Unit 18-20 is a detached 1970's built single storey industrial/warehouse unit with 2 storey offices to the front. In addition, there is an extensive mezzanine which has been erected over 1/4 of the warehouse space. The industrial unit has two loading doors, one concertina and one roller shutter.

The property benefits from a clear warehouse eaves height of 6.2M with a height of 2.52M beneath the offices that fall into the warehouse space. The underside of the mezzanine floor has a clear height of 3.27M. The height to the pitch within the warehouse space is 8.14M.

There is parking and loading to the front with side access providing parking and a yard area at the rear.

## Business Rates

Rateable value: £212,000

The current multiplier for 2023/2024 51.2p payable

Interested parties are advised to contact the relevant local authority

## VAT

Applicable

## EPC

C - 61

## Accommodation

### Floor Area (GIA - Gross Internal Area)

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

Accommodation	sq ft	sq m
Main warehouse space	22,860	2,123.69
Ground floor office space	2,402	223.15
First floor office space	3,658	339.83
Mezzanine floor	7,894	733.35
<b>Total Area</b>	<b>36,814</b>	<b>3,420.02</b>

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

## Further Information

Viewing strictly by appointment:

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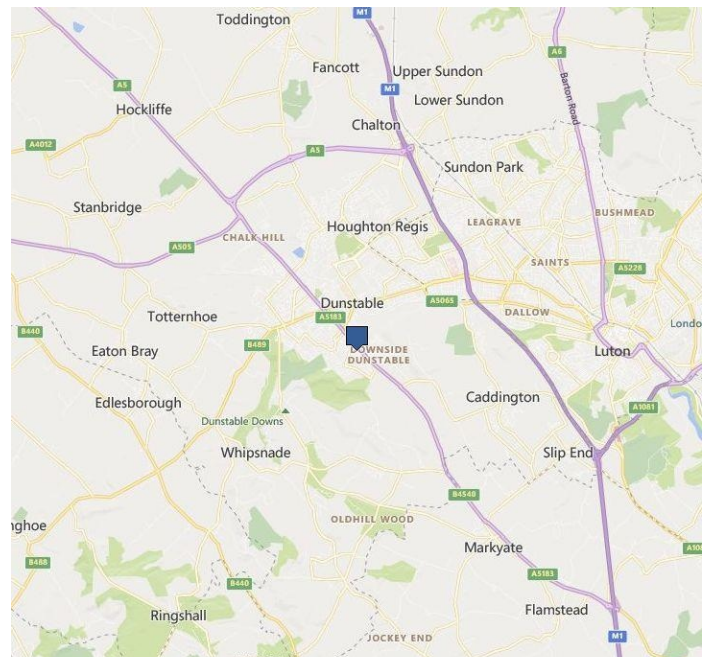
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