

**Mileway**

# Townsend Industrial Estate Dunstable

Under refurbishment  
Warehouse  
20,420 sq ft (1,897 sq m)

6.8m eaves height



2 level access loading doors



Three phase power



35m yard area



Fully fitted offices

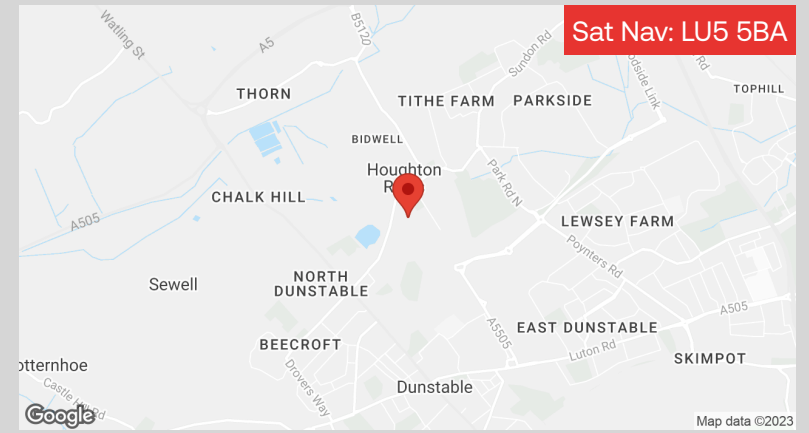


LED Lighting



# Townsend Industrial Estate

Houghton Regis Dunstable LU5 5BA



## Description

Currently under refurbishment with occupation available from August 2023. A semi - detached warehouse unit which benefits from 6.8m eaves height, 2 level access loading doors, LED lighting throughout, fully fitted office accommodation, three phase power, generous car parking/ yard area (up to 35m deep at the front of the property) and EV charging points.

## Location

Townsend Industrial Estate is the main commercial area in Houghton Regis, which sits on the northern edge of Dunstable. Houghton Regis town centre is within walking distance of the property. The A5-M1 Link road is less than 2 miles away and provides a fast dual carriageway link to M1 Junction 11A which is 3.5 miles away.

## EPC

Targeting an EPC B upon completion of the refurbishment works

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

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## Accommodation

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit D & E	Warehouse	20,420	1,897.1	Immediately
<b>Total</b>		<b>20,420</b>	<b>1,897.1</b>	

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