

Long Leasehold For Sale

Unit 1, Eastern Avenue Industrial Estate, Dunstable, Beds, LU5 4JY



£595,000 for the long leasehold interest



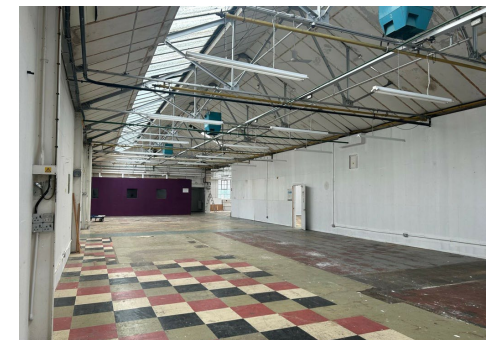
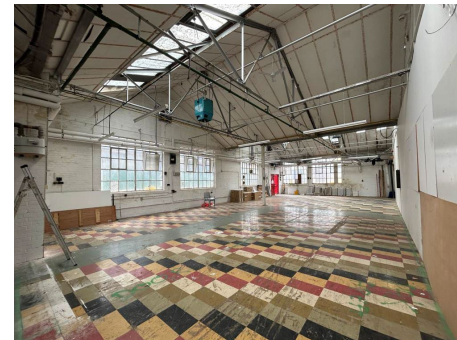
16,941 Sq Ft / 1,573.82 Sq M



The property comprises a detached single storey industrial unit with two storey offices to the front, with use class B8/E. The ground floor features office space at the front and a warehouse at the rear, which can be opened up for a more spacious layout. The warehouse has a eaves height range between 11.7 ft to 19.1 ft with access through timber double doors. The first floor consists of additional office space with modern WC facilities.



The property benefits from multiple access points, including rear entrances, and ample outside space as well as potential for roller shutter door installations.



Unit 1, Eastern Avenue Industrial Estate, Dunstable,

Location

The property is located in a prime location for industrial activities. The area offers a range of industrial units suitable for various businesses, from manufacturing to warehousing. The property is located off Luton Road in Dunstable, which allows excellent road connectivity to the A5 and makes it convenient for logistics and distribution operations.

Terms & Tenure

The long leasehold interest is for sale at a price of £595,000. 27 years remaining on the long leasehold.

Accommodation

Industrial	12,519 sq ft	1,163 sq m
Offices	4,422 sq ft	411 sq m
Total	16,941 sq ft	1,574 sq m

EPC

The EPC rating for the property is 44 - Band B.

Rates

Rateable Value TBC. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

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