

COSTA HOUSE | HOUGHTON HALL BUSINESS PARK | DUNSTABLE | BEDFORDSHIRE | LU5 5YG



COSTA HOUSE

Headquarter Office Premises with Ample Parking

TO LET

S.R. Wood & Son

Est.1981

01582 401 221

www.srwood.co.uk



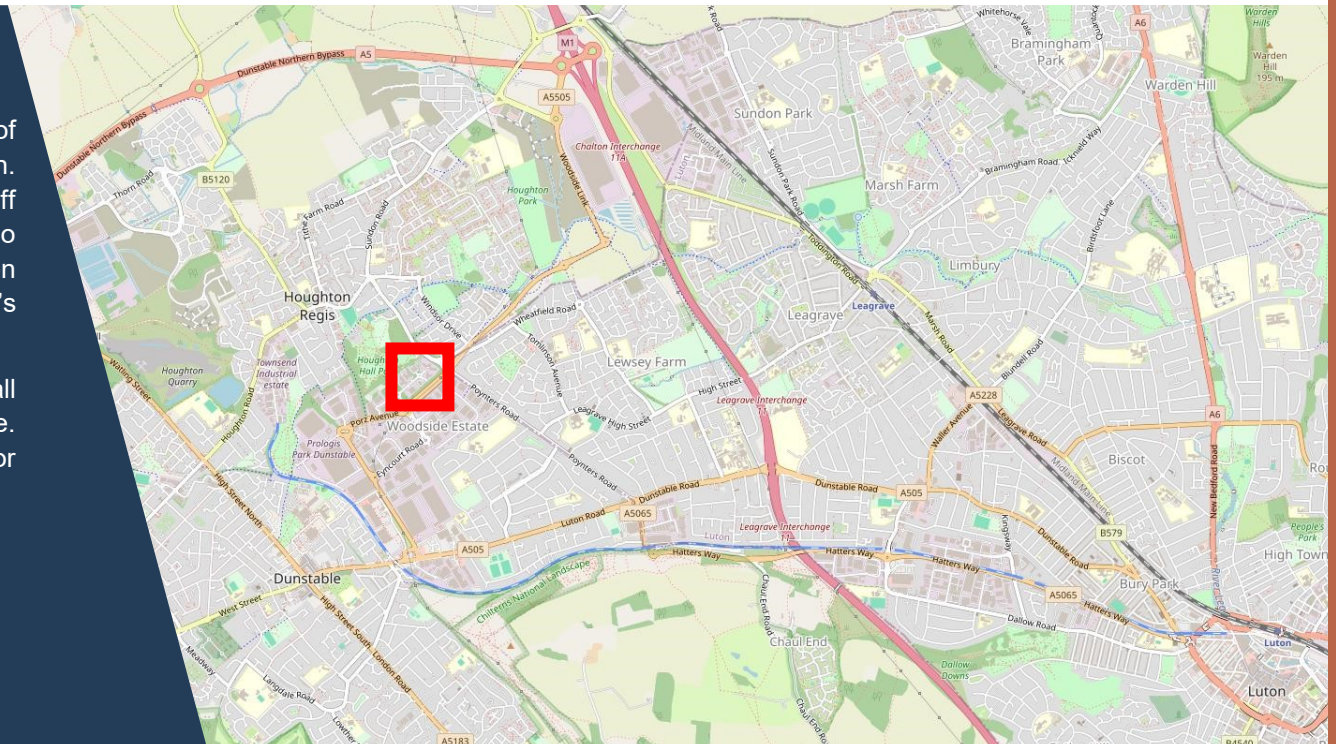


Location

Dunstable is a historic market town located immediately west of Luton, forming part of the wider Luton/Dunstable conurbation. The town benefits from good road connectivity, situated just off Junction 11/11a of the M1 motorway. The A5 and A505 also serve the town. Luton's mainline railway stations and London Luton Airport are both easily accessible, enhancing the town's regional and national transport links.

The property is located at the parkland set Houghton Hall Business Park which is accessed off Porz Avenue, Dunstable. Various arterial routes and key areas are within proximity, for example:

- **M1 J11A** = 1.6 miles
- **A5 (to Milton Keynes)** = 1.5 miles
- **A505 (to Luton and Hitchin)** = 1.1 miles
- **Dunstable town centre** = 1.1 miles





Description

This detached, purpose-built office building is contemporary in design, of high specification and can come fitted with office furniture. It consists of 23,500 SqFt (2,183 m²), spread across ground, first and second floor. Each floor is arranged over the same floorplate.

External Features:

- Impressive glass frontage.
- Brick elevations.
- 123 parking spaces.

Internal Features:

- Entrance lobby.
- Predominantly open plan.
- Meeting rooms, pods and breakout areas throughout.
- Board room on each floor.
- Large canteen on the ground floor.
- Shower room on the ground floor.
- W/Cs (including disabled) on each floor.
- Central staircase.
- Passenger lift.
- x3 external fire exit staircases.
- Server room on each floor.

Terms

The property is available by way of a new lease for a term to be agreed. ROA.

Rateable Value

The rateable value is £285,000 (please note this is not rates payable).



Viewings

To arrange a viewing and for further information, please contact sole letting agency S.R. Wood & Son Ltd.

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