

4 APEX BUSINESS CENTRE | DUNSTABLE | BEDFORDSHIRE | LU5 4SB



## 4 APEX BUSINESS CENTRE

*Strategically Located Business Unit with Forecourt Parking  
Available with Vacant Possession*

**FOR SALE**

**S.R. Wood & Son**

Est.1981

**01582 401 221**

[www.srwood.co.uk](http://www.srwood.co.uk)



## Key Features

- Strategic Location
- Proximity to M1 (J11A)
- Popular Business Estate
- Forecourt Parking

## Location

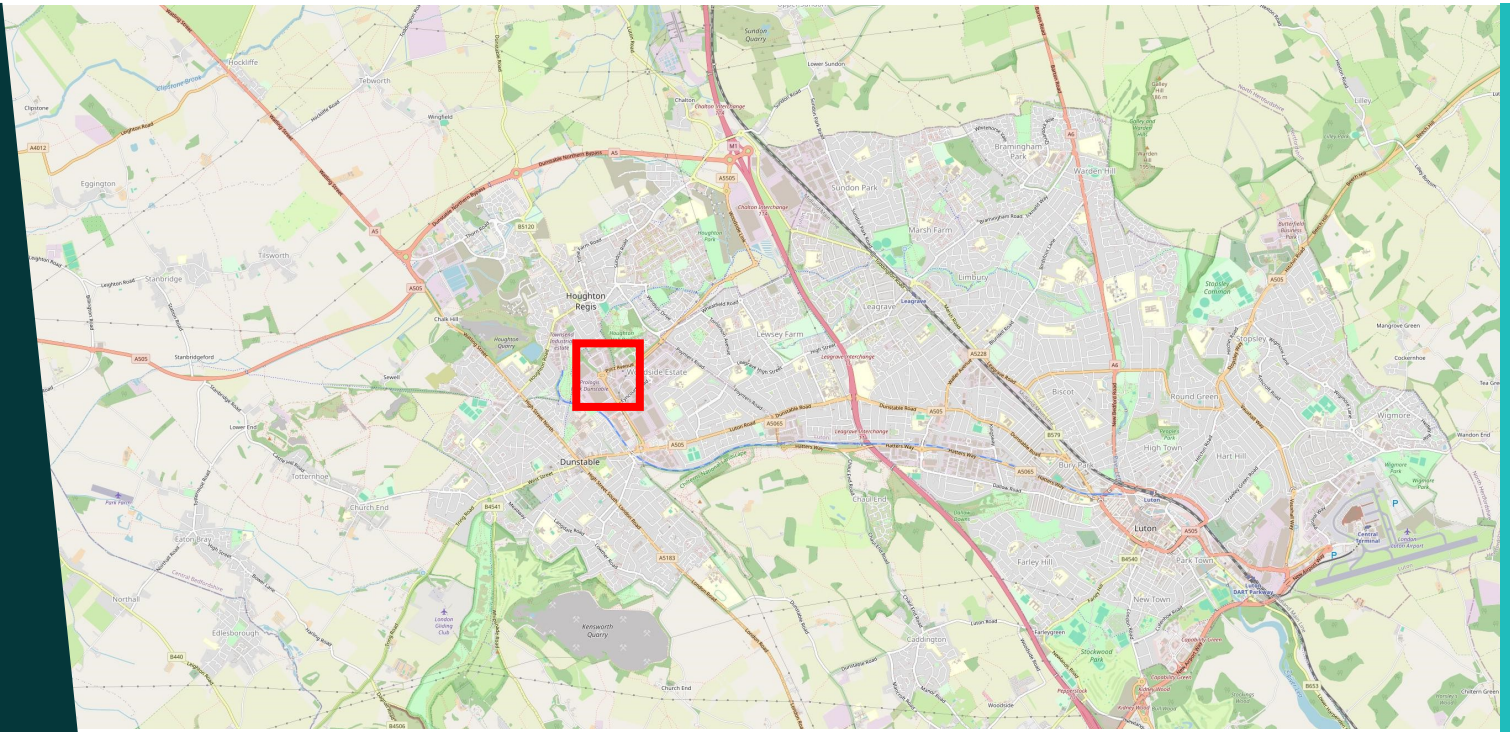
The Apex Business Centre is strategically located within the Woodside Estate area of Dunstable, Bedfordshire. The location has excellent road links such that the following are within proximity:

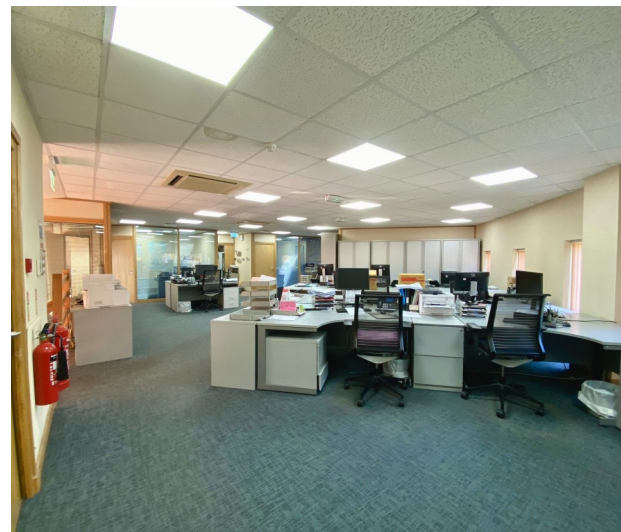
- **M1 (J11A)**
- **A5 (to Milton Keynes)**
- **A505 (to Luton)**
- **A6 (to Bedford)**
- **Dunstable Town Centre**
- **L&D Hospital**
- **London Luton Airport**
- **Bedfordshire University**

## Accommodation

The property comprises of the following:

Floor	SqFt	M2
Ground	2,680	248.98
First	2,685	249.44
<b>GIA</b>	<b>5,365</b>	<b>498.42</b>





## Description

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The subject property is arranged over ground floor and comprehensive mezzanine. It comprises light industrial accommodation at ground floor level and office accommodation at first floor level. Externally there are allocated parking spaces, plus communal spaces which are available to use on a first-come-first-serve basis.

Falling under User Class E, the premises could suite a variety of uses such as: light industrial, R&D, office, gymnasium, nursery, showroom, etc.

## Terms

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The freehold interest in Unit 4 is available with vacant possession for **£750,000**.

## Rateable Value

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The property has a rateable value of £34,000 (please note this is not rates payable).

## Legal Costs

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Each party is to bear its own costs incurred.

## VAT

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All costs are subject to VAT if applicable.

## EPC

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The property has an EPC rating of **48** in band **B**.

## Viewings

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

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