



42b High Street North, Dunstable, LU6 1LA

Town Centre Office Premises | Private Courtyard Location

Summary

Tenure	To Let
Available Size	699 sq ft / 64.94 sq m
Rent	£10,000 per annum
EPC Rating	D (77)

Key Points

- Town Centre Location
- Private Courtyard
- Ground & First Floor
- Kitchenette
- Twin WC

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Location

Dunstable is an historic market town which forms part of the wider Luton/Dunstable conurbation. The subject property is situated in Dunstable town centre, in a private courtyard off High Street North. The town centre is characterised by a mixture of cafes, eateries, pubs, retailers, banks and service providers. The Ashton Square shopping precinct is adjacent and the Quadrant shopping centre slightly further afield.

Description

The property is arranged over ground and first floor, comprising 699 sqft (65 m2). The building is self-contained and benefits from the following:

- Four main rooms.
- Kitchenette.
- Twin WC.
- Radiator hearing.
- Suspended Ceiling.

Terms

Available by way of a new lease, for a term to be agreed, at £10,000 per annum exclusive.

VAT

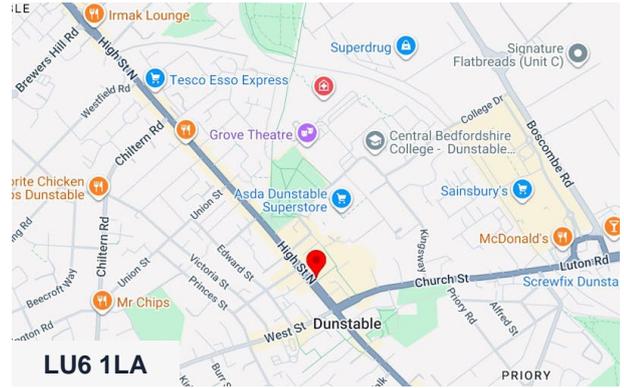
Plus VAT at the appropriate rate, if applicable.

Rateable Value

The rateable value is £6,800 (please note this is not rates payable).

Costs

Each party to bear its own costs incurred.



Viewing & Further Information



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