Unit 18-20 Southfields Road

Dunstable, LU6 3EJ

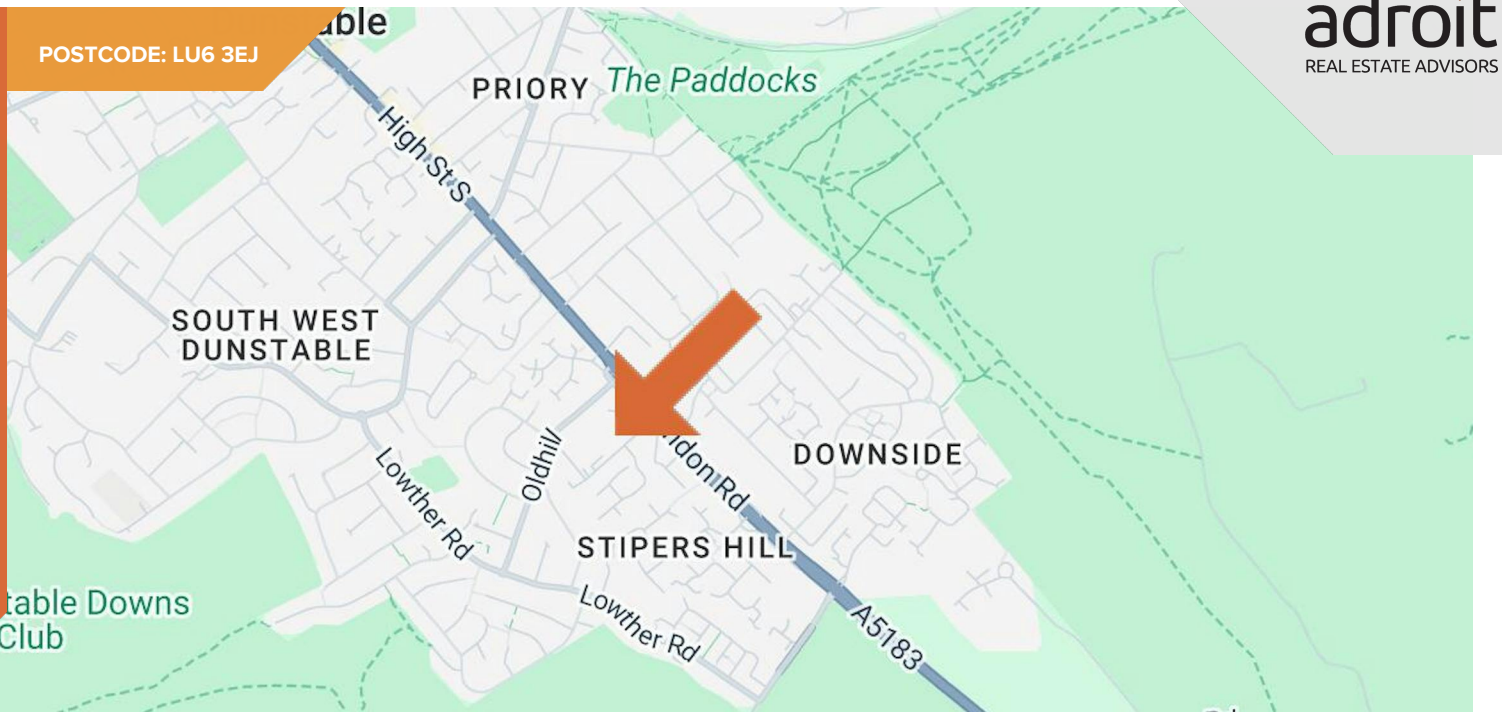
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REAL ESTATE ADVISORS



TO LET

28,681 sq ft (2,664.55 sq m)

- 7.1m eaves height
- Two loading doors at the front of the property
- A further loading door to the rear yard area
- Two storey offices
- Forecourt for loading / parking with additional space at the side and rear
- Mezzanine in situ providing a further 7,920 sqft
- Partially racked



Description

A detached warehouse building with two storey offices, two loading doors, 7.1m eaves height, a loading forecourt and additional external space at the rear. The unit is currently occupied by Swyft Furniture and is due to be refurbished once it becomes vacant in early 2027.

The unit currently has a 7,920 sqft mezzanine within the warehouse and the majority of the remaining warehouse is racked. Both the racking and the mezzanine can stay or go, depending on an occupiers requirements.

Location

The warehouse sits on Southfields Road, an industrial estate on the southern edge of Dunstable. Dunstable town centre is 1 mile away and M1 Junction 11 is just under 3 miles away. Alternatively, the A5183 runs south to M1 Junction 9, just under 6 miles away. The nearest train stations are Luton or Leighton Buzzard. Other occupiers on the estate include Abortech Tools, Steel & Glass Solutions and Alka National.

Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft	sq m
Ground - Warehouse and offices	25,071	2,329.17
1st - Offices	3,610	335.38
Total	**28,681**	**2,664.55**






sandler

Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

C (61)

Availability

Available Q1 2027

Rent

£7.50 per sq ft

Service Charge

Further information is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rateable Value of £198,000
(2026 Valuation. Not the rates payable).

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, BTG Eddisons

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