



## 36 Burr Street, Dunstable, LU6 3AG

### Light Industrial Unit & Enclosed Yard

#### Summary

Tenure	To Let
Available Size	1,647 sq ft / 153.01 sq m
Rent	£25,000 per annum
EPC Rating	E (123)

#### Key Points

- Light Industrial Unit
- 1,415 sqft Enclosed Yard
- Refurbished Offices

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## Location

The property is situated on Burr Street (off West Street) which is on the fringe of Dunstable town centre. Burr Street is a one-way street which consists primarily of residential premises and a primary school.

## Description

The property comprises an A-framed light industrial unit with refurbished office accommodation to the front. There is a partial mezzanine floor inside and an enclosed yard.

GIA = 1,647 sqft (153.05 m2).

Yard = 1,415 sqft (131.49 m2).

It is felt that the premises would suite a variety of uses under User Class E. Such as: light industrial, leisure, showroom, nursery, etc. Occupiers are encouraged to make their own enquires in respect of planning.

## Terms

Available by way of a new lease, on full repairing and insuring (FRI) terms, for £25,000 per annum exclusive.

## Rateable Value

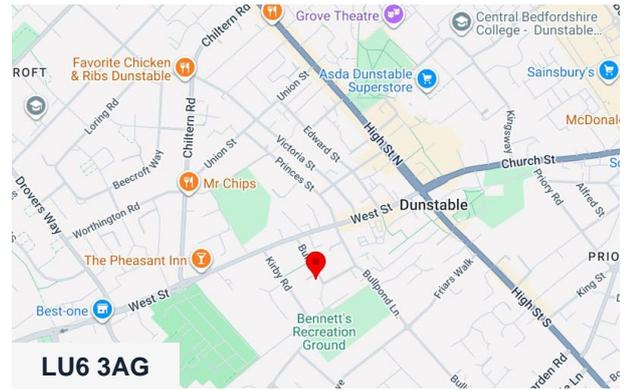
The rateable value is £12,500 (please note this is not rates payable).

## VAT

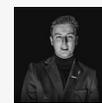
Plus VAT at the appropriate rate, if applicable.

## Costs

Each party is to bear its own legal and professional costs incurred.



## Viewing & Further Information



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