



Unit 4, Kensworth Gate, Dunstable, LU6 3QL

Self Contained Office Premises - Under Refurbishment

Summary

Tenure	To Let
Available Size	1,620 sq ft / 150.50 sq m
Rent	£19,750 per annum
EPC Rating	B

Key Points

- Proximity to Town Centre
- Good Road Links
- Refurbished
- Self Contained
- 4x Parking Spaces

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Location

The property is prominently positioned overlooking High Street South in Dunstable with good road links to A5 (to Milton Keynes), M1 (J9/11/11a), A505 to Luton/Hitchin. All town centre amenities are within walking distance, to include Ashton Square shopping precinct, The Quadrant shopping centre, retail, restaurants, cafes, banking, public spaces, public parking and more.

Description

The purpose built mid terraced office is undergoing refurbishment and will provide:

- Passenger Lift
- Carpeting
- Window blinds
- 4 allocated parking spaces
- Skirting trunking
- LED Lighting
- Air conditioning/Radiator heating
- Double glazing
- Solid flooring
- WC and kitchenette.

Accommodation

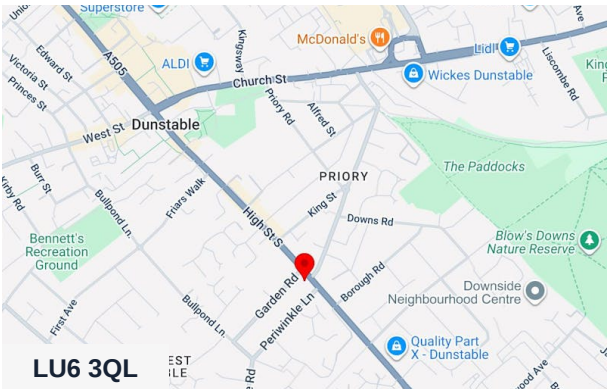
The accommodation comprises the following areas:

Name	sq ft
Ground	480
1st	655
2nd	485
Total	1,620

Terms

Available upon a new Full Repairing & Insuring lease for a term to be agreed for £19,750 per annum.

There is an estate service charge which is billed each 6 month period. The service charge ending for totalled £4,372.20 (paid in two instalments) which covers: routine fire alarm testing, buildings insurance, routine office waste collection, site lock up services, gritting during winter, common area cleaning & maintenance and common area lighting.



Viewing & Further Information



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