TO LET



Costa House, Houghton Hall Business Park, Dustable, LU5 5YG

Headquarter Office Building with Ample Parking

Summary

Tenure	To Let
Available Size	7,833 to 23,499 sq ft / 727.71 to 2,183.13 sq m
EPC Rating	Upon enquiry

Key Points

- HQ Style Property
- Modern Specification
- 123 Parking Spaces
- Proximity to M1 (J11A)
- Contemporary Design
- Fitted Options Available
- Landscaped Office Park

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Location

Dunstable is a historic market town located immediately west of Luton, forming part of the wider Luton/Dunstable conurbation. The town benefits from good road connectivity, situated just off Junction 11/11a of the M1 motorway. The A5 and A505 also serve the town. Luton's mainline railway stations and London Luton Airport are both easily accessible, enhancing the town's regional and national transport links.

The property is located at the parkland set Houghton Hall Business Park which is accessed off Porz Avenue, Dunstable. Various arterial routes and key areas are within proximity, for example:

- M1 J11A = 1.6 miles
- A5 (to Milton Keynes) = 1.5 miles
- A505 (to Luton and Hitchin) = 1.1 miles
- Dunstable town centre = 1.1 miles

Description

This detached, purpose-built office building is contemporary in design, of high specification and can come fitted with office furniture. It consists of 23,500 SqFt (2,183 m2), spread across ground, first and second floor. Each floor is arranged over the same floorplate.

External Features:

- Impressive glass frontage.
- Brick elevations.
- 123 parking spaces.

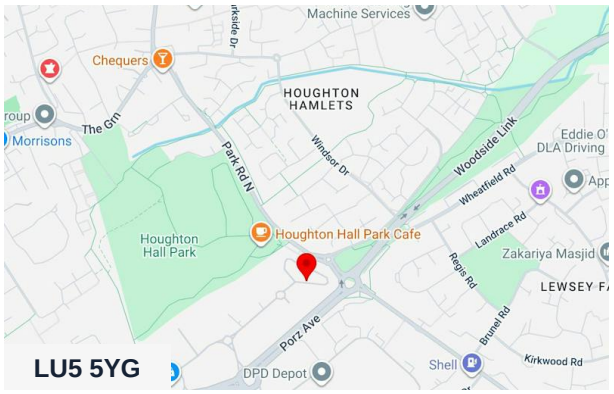
Internal Features:

- Entrance lobby.
- Predominantly open plan.
- Meeting rooms, pods and breakout areas throughout.
- Board room on each floor.
- Large canteen on the ground floor.
- Shower room on the ground floor.
- W/Cs (including disabled) on each floor.
- Central staircase.
- Passenger lift.
- x3 external fire exit staircases.
- Server room on each floor.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	7,833	727.71
1st	7,833	727.71
2nd	7,833	727.71
Total	**23,499**	**2,183.13**







Viewing & Further Information



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Terms
The property is available by way of a new lease for a term to be agreed. ROA.

Rateable Value
The rateable value is £285,000 (please note this is not rates payable).

VAT
Plus VAT at the appropriate rate.

Legal Costs
Each party is to bear its own costs incurred.

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