



## The Old Garage, Units 1-2 Dyers Hall Farm, Sundon Road, Harlington, LU5 6LL

Attractive Rural Business Units

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	525 to 1,050 sq ft / 48.77 to 97.55 sq m
<b>Rent</b>	£13,250 - £26,500 per annum
<b>EPC Rating</b>	B (46)

### Key Points

- Newly Developed
- Parking
- Disabled WC
- 2x Lock-Up Garages
- Rural Setting
- Whitebox Finish
- Kitchenette

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## Location

Harlington is a village in the county of Bedfordshire. Nearby towns include Flitwick, Ampthill, Luton and Dunstable. Milton Keynes and Bedford are within proximity via arterial routes including the M1, A6 and A5. Dyers Hall Farm is situated off Sundon Road in a small rural development consisting of both commercial and residential premises.

## Description

Formerly a dilapidated agricultural unit, the premises have been redeveloped into two business units of equal size totalling 1,050 sqft (97.55 m2). The units are interconnected with double security doors such that they can be occupied as a whole or individually. Adjacent to the units are two lock-up stores measuring 274 sqft (22.95 m2) – both of which have an electricity supply. A single lock-up store will be allocated to each of the units.

- Timber clad elevations.
- Corrugated metal pitched roof.
- Metal security double doors.
- Double glazed windows.
- Kitchenette.
- Disabled WC.
- LED lighting.
- Plug sockets.
- Wall-mounted electric heaters.
- Paint sealed solid floor.

The premises would suit a variety of business uses including (but not limited to): office, light industrial, R&D, showroom, leisure, gymnasium, etc.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 1	525	48.77	£13,250 /annum	Available
Unit - 2	525	48.77	£13,250 /annum	Available
<b>Total</b>	<b>1,050</b>	<b>97.54</b>		

## Terms

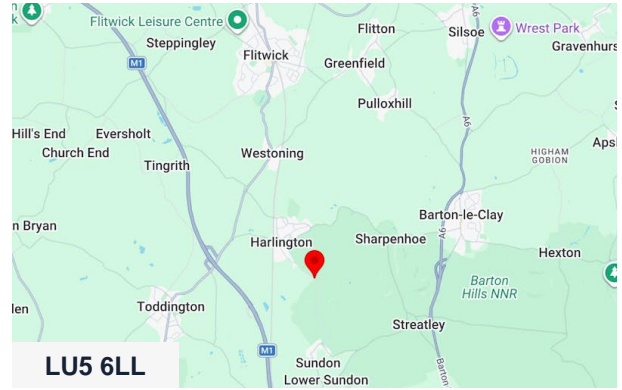
The premises are available upon a new full repairing and insuring (FRI) lease either individually or combined. The adjacent lock-up garages are included within the rent quoted. In addition to the rent, there will be an ad hoc service charge for common area maintenance.

## Rateable Value

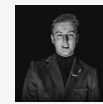
The rateable value for the subject property is to be confirmed.

## VAT

We are advised by our client that the premises are not elected for VAT.



## Viewing & Further Information



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