



**Unit 4, Thames Industrial Estate, High Street South, Dunstable,
LU6 3HL**

Mid-Terraced Industrial/Logistical (Possible Office/Retail)

Summary

Tenure	For Sale
Available Size	2,742 sq ft / 254.74 sq m
Price	£470,000
EPC Rating	Upon enquiry

Key Points

- Town Centre location
- Kitchen plus twin w/c
- Good road links
- Steel framed mezzanine (office/stores)

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Location

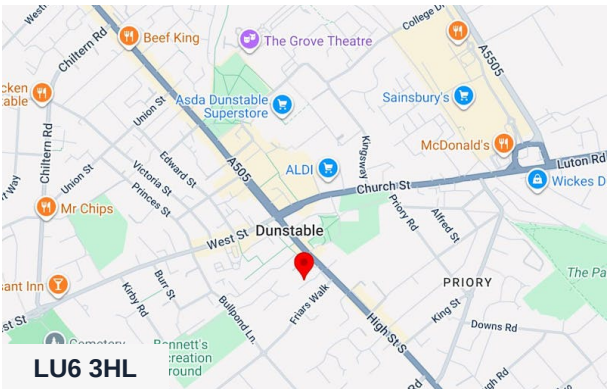
Thames Industrial Estate is formed of 9 similar sized units within two facing terraces. This is a very popular development within Dunstable Town Centre. Good road links are provided to Milton Keynes via A5, Luton/Hitchin via A505, M1 J9/10/11/11a.

Description

- Height under mezzanine 2.31 m
- LED and fluorescent lighting
- Solid factory floor
- Steel framed construction
- Glazed frontage
- Roller shutter door, manually operated
- 3 phase electric
- Gas supply
- Pitched roof/translucent panels
- Security features

Terms

The premises are available to purchase at £470,000.



Viewing & Further Information



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