



4 Apex Business Centre, Boscombe Road, Dunstable, LU5 4SB

Strategically Located Business Unit with Vacant Possession

Summary

Tenure	For Sale
Available Size	5,365 sq ft / 498.42 sq m
Price	£750,000
Service Charge	N/A
Rates Payable	£16,966 per annum
Rateable Value	£34,000
EPC Rating	Upon enquiry

Key Points

- Strategic Location
- Proximity to M1 (J11A)
- Modern Business Unit
- Popular Business Park
- Parking

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Location

The Apex Business Centre is strategically located within the Woodside Estate area of Dunstable, Bedfordshire. The location has excellent road links such that the following are within proximity:

- M1 (J11A)
- A5 (to Milton Keynes)
- A505 (to Luton)
- A505 (to Leighton Buzzard)
- A6 (to Bedford)
- Dunstable Town Centre
- L&D Hospital
- London Luton Airport
- Bedfordshire University

Accommodation

The property is arranged as follows:

Floor/Unit	sq ft	sq m
Ground	2,680	248.98
1st	2,685	249.44
Total	5,365	498.42

Description

The subject property is arranged over ground floor and comprehensive mezzanine. It comprises light industrial accommodation at ground floor level and office accommodation at first floor level. Externally there are allocated parking spaces, plus communal spaces which are available to use on a first-come-first-serve basis.

There is parking for approximately 7 vehicles.

Falling under User Class E, the premises could suite a variety of uses such as: light industrial, R&D, office, gymnasium, nursery, showroom, etc.

Terms

The freehold interest in Unit 4 is available with vacant possession for £750,000.

Rateable Value

The property has a rateable value of £34,000 (please note this is not rates payable).

VAT

We are advised by our clients that VAT is not applicable.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



Stephen Wood

01582 401 221 | 07798 610 003
s.w@srwood.co.uk



Jacob Wood

01582 401 221 | 07401 221 022
j.w@srwood.co.uk