

COSTA HOUSE

Contemporary, Self-Contained Office TO LET

Costa House, Houghton Hall Business Park, Dunstable, Bedfordshire, LU5 5YG

S.R. Wood & Son

Est. 1981

01582 401 221

www.srwood.co.uk



KEY FEATURES:

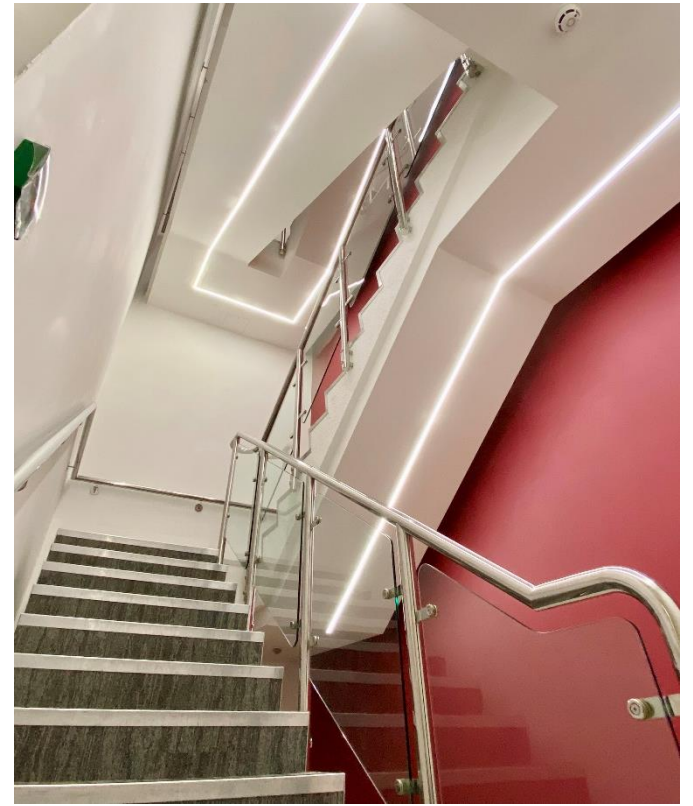
- Parkland setting.
- Arterial routes within proximity.
- Self-contained.
- High specification.
- Contemporary design.
- Extensive parking (123 spaces).

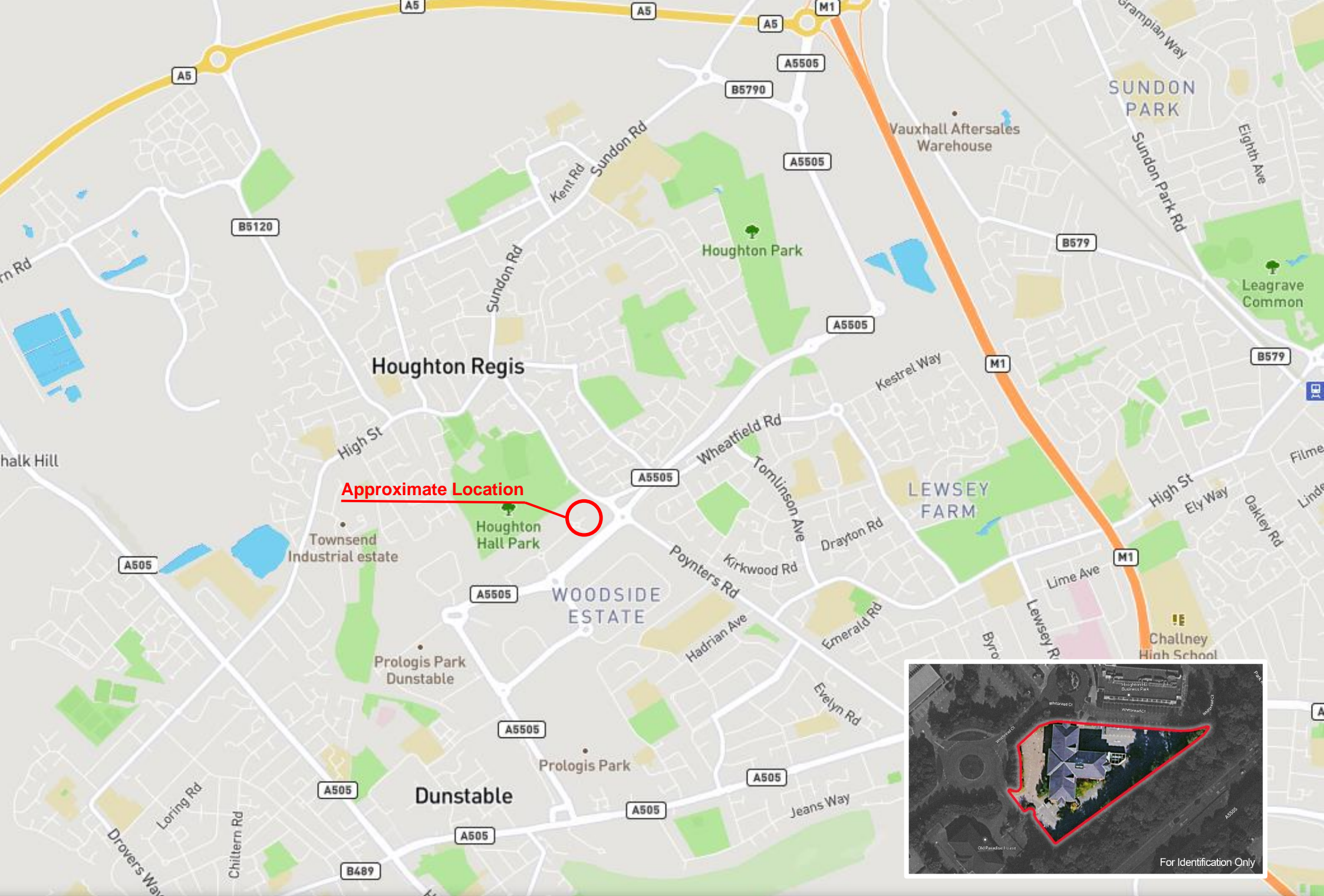
ACCOMMODATION:

23,500 SqFt
(2,183 m²)

VIDEO-TOUR:

A comprehensive video-tour of this property is available to watch. Please [click here](#) to view it.





LOCATION:

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:

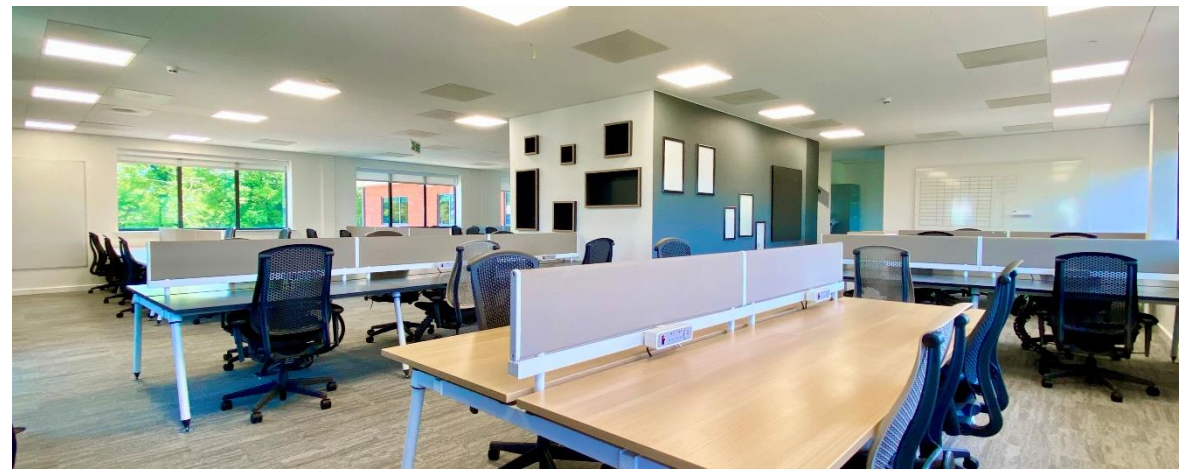
This detached, purpose-built office building is contemporary in design, of high specification and comes fitted with office furniture. It consists of 23,500 SqFt (2,183 m²), spread across ground, first and second floor.

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.





TERMS:

The property is available to lease upon full repairing and insuring terms on any of the following bases.

Assignment of Lease:

The property is subject to an existing lease to Costa Coffee, which is contracted outside of the '54 Act, at a rental of **£378,000** per annum exclusive and expires 1st October 2024. It is possible for this lease to be assigned.

Sub Lease:

It is possible to grant a sub lease of part or all of the property, broadly as per the terms above.

New Lease:

Subject to landlord approval, there is potential to surrender the existing lease and simultaneously grant a new one to a new lessee, upon full repairing and insuring terms, for a term to be agreed.

RATEABLE VALUE:

The Rateable Value of this property is **£285,000**. Please note that this is not Rates payable.

LEGAL COSTS:

Each party are to bear their own costs.

VAT:

Plus VAT at the appropriate rate, if applicable.



VIEWING:

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INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

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