

GEMINI

S.R. Wood & Son Ltd

01582 401 221

Parkland Office Premises TO LET

Gemini Building, Houghton Hall Business Park, Dunstable, Bedfordshire, LU5 5GB





KEY FEATURES:

- Parkland setting.
- Arterial routes within proximity (M1, A5,A6, A505)
- Contemporary design.
- Kitchenette, twin w/c, disabled w/c and passenger lift.
- 10 allocated parking spaces.
- Additional parking available nearby.

ACCOMMODATION:

NIA 3,235 SqFt
(300.51 m²)

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 and of brick construction, with good natural daylight on all 4 sides of the building.

There is an impressive entrance hall with stairs and a passenger lift which leads to the available first floor suite.

The open plan first floor accommodation benefits from the following:

- Suspended ceiling
- LED lighting
- Raised access flooring with floor trunking
- Air conditioning
- Large kitchenette
- Double glazing and window blinds
- Twin w/c (and disabled at ground floor level)
- Landing breakout area/possible reception lobby





TERMS:

The first floor accommodation is available To Let for **£50,000 per annum exclusive**, upon a new internal repairing and insuring lease, for a term to be agreed.

The maintenance and upkeep of the common areas of the building will be split on a floor area basis.

In addition, there is an estate service charge for the upkeep of Houghton Hall Business Park, which we are advised is in the region of £1,450 per annum for this property.

RATEABLE VALUE:

The Rateable Value of this suite is to be confirmed.

LEGAL COSTS:

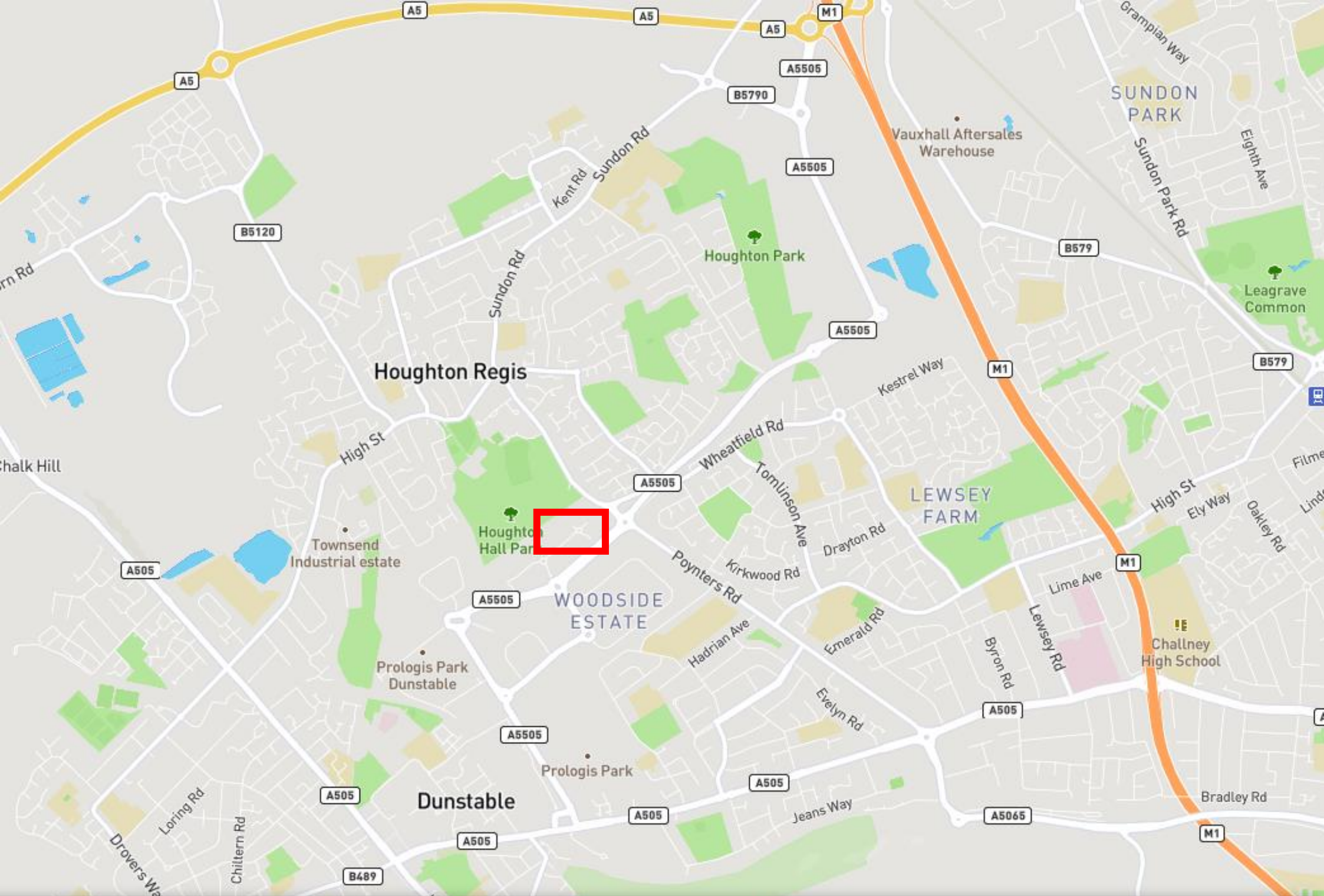
Each party are to bear their own costs.

VAT:

Plus VAT at the appropriate rate.

VIDEO-TOUR:

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





VIEWING:

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INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

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