

Light Industrial Unit

Unit D8 Ivinghoe Business Centre, Blackburn Road, Houghton Regis,
Bedfordshire, LU5 5BQ

TO LET

1,982 SqFt (184.33 m²)



LOCATION

The property is located towards the entrance of the Ivinghoe Business Centre, off Blackburn Road in Houghton Regis. Blackburn Road forms the town's principle industrial district and benefits from good access to arterial routes such as the M1 (Junction 11a), and A5 to Milton Keynes.

DESCRIPTION

The end of terrace unit is arranged over ground floor and mezzanine floor. The ground floor consists of 1,010 sqft (93.83 m²) and mezzanine of 972 sqft (90.30 m²). The property presents well and benefits from the following:

- Forecourt parking.
- Roller shutter (2.75m wide x 3.03m high). *The mezzanine floor limits the shutter's opening to 2.18m high.*
- Kitchenette.
- WC at ground floor and mezzanine floor.
- 3-phase electricity supply.
- Connection to gas mains.

TERMS

The property is occupied although surplus to the tenant's requirement following recent expansion into larger premises. The property is available upon a new lease (subject to simultaneous surrender of the current lease) for **£19,500** per annum exclusive.

RATEABLE VALUE

The Rateable Value for the subject property is £11,000 (please note this is not rates payable). Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.

VIDEO-TOUR

[Click here](#) to watch a video-tour for the subject premises.

VIEWING

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son Ltd.

www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



Tel: (Luton 01582 401 221) (Hitchin 01462 542 760) **Email:** admin@srwood.co.uk **Website:** www.srwood.co.uk
Address: Unit 4, Oxen Industrial Estate, Oxen Road, Luton, Bedfordshire, LU2 0DX

Registered Office: as above | Registered in England: 2780388 | VAT No: 354 130 682

All statements contained within these particulars as to this property are made without responsibility on the part of S.R. Wood & Son Ltd. Our client does not make or give, and neither S.R. Wood & Son Ltd or any person in their employment has authority to make or give representation or warranty whatsoever in relation to this property.