

UNIT 4 APEX BUSINESS CENTRE

For Sale: Strategically Located Business Unit & Parking

S.R. Wood & Son

Est. 1981

01582 401 221

www.srwood.co.uk



Unit 4 Apex Business Centre, Dunstable, Bedfordshire, LU5



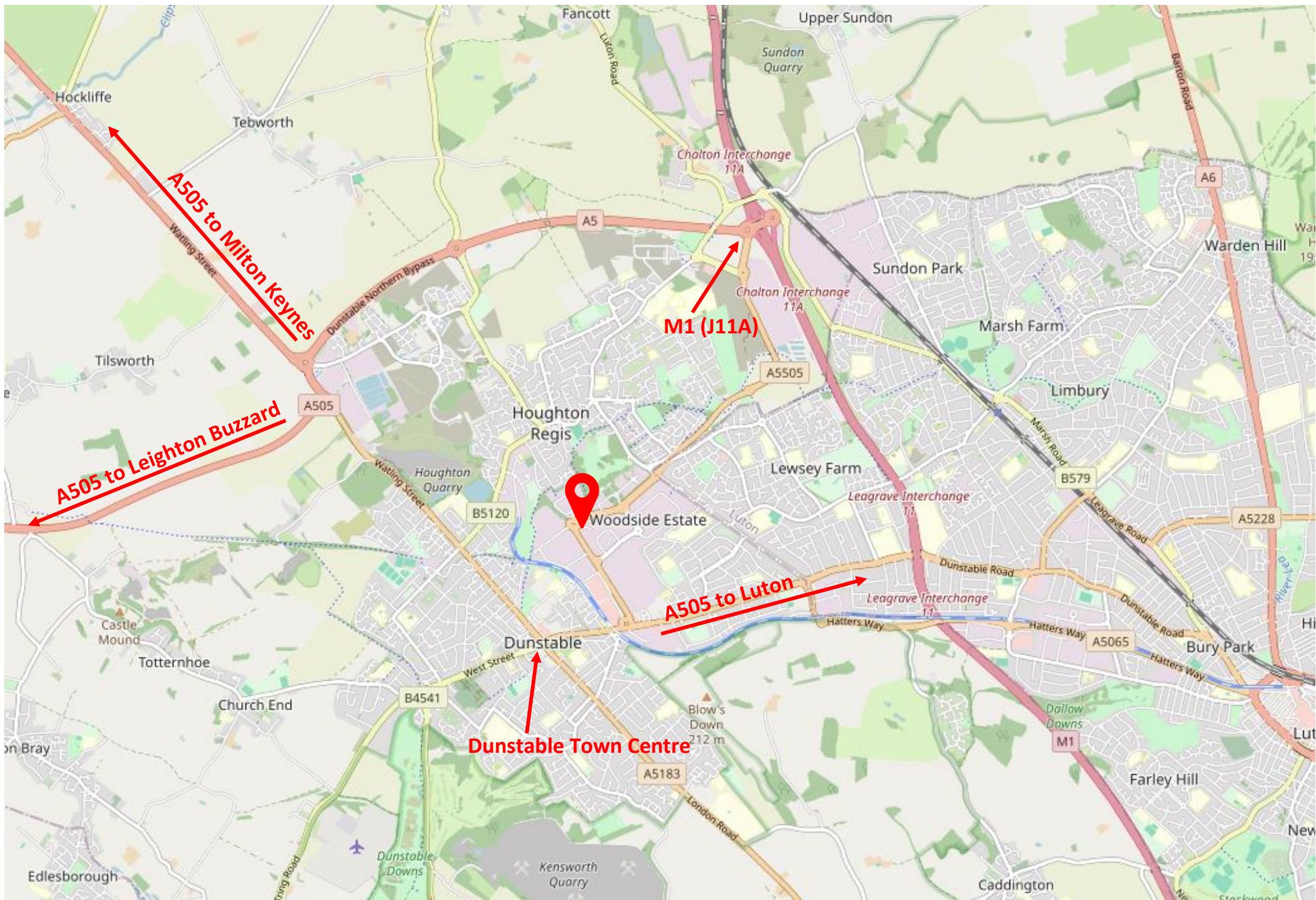
KEY FEATURES:

- Freehold Opportunity
- Business Park Setting
- Strategic Location
- Excellent Road Links:
M1 (J11A), A5, A505, A6
- Variety of Possible Uses (STPP)
- Allocated Parking

UNIT 4:

5,365 SqFt
(498.42 m²)

Component	SqFt	M ²
Ground Floor	2,680	248.98
Mezzanine	2,685	249.44



M1 (J11A)

A505 to Milton Keynes

A505 to Leighton Buzzard

A505 to Luton

Dunstable Town Centre

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

DESCRIPTION:

The subject premises are arranged over ground floor and comprehensive mezzanine. They comprise stores/light industrial accommodation at ground floor level and office accommodation at first floor level.

Externally there are 8 allocated parking spaces, plus communal spaces which are available to use on a first-come-first-serve basis.

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 for **£750,000**.

RATEABLE VALUE:

Units 4 and 6 currently have a combined rating, so will need to be re-assessed. The combined Rateable Value is £55,500 (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.





VIEWING:

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

Stephen Wood:

Mob: 07798 61 0003

Email: s.w@srwood.co.uk

Jacob Wood:

Mob: 07401 221 022

Email: j.w@srwood.co.uk

Office:

Tel: 01582 401 221

Web: www.srwood.co.uk



INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

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