



making property work for business



LONDON ROAD, DUNSTABLE, LU6 3EA

TO LET

VEHICLE WORKSHOP AND COMPOUND
4,806 sq ft (446.3 sq m)

Location

Dunstable is situated 30 miles North West of Central London and immediately to the North West of Luton.

The property is prominently positioned on the North East side of the A5 approximately half a mile to the South East of Dunstable Town Centre.

The property benefits from strong road links as Dunstable is located adjacent to the M1 which can be accessed via J9 to the South of junctions 11, 11a or 12 to the North.

Description

The property comprises a 6 bay vehicle workshop complete with vehicle ramps, office space and parking totalling approximately 4,806 sq ft situated to the rear of a used vehicle superstore. The property will be self-contained and has the option of its own access. Adjacent to the workshop is tarmacked area that could be used as a compound for approximately 25 vehicles.

The property comprises the following accommodation:

	sq m	sq ft
Offices	75.89	817
Workshop	282.64	3,042
Valet Bay	88	947
Total	446.33	4,806
Parking		5
Compound		25
Total		30



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The particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and necessary permission for use and occupation and other details are in good faith, and are believed to be correct, but any purchaser should not rely upon them as statement of fact

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July 2017

Terms

The property is available by way of a lease for a term to be agreed. Rent on application.

A prospective tenant could also have shared use of the wash bay.

Energy Performance

Dealership (overall) – E-115

Valet Building – E-114

Viewing

An escorted viewing can be arranged solely by appointment with the letting agents.



Boundary shown is indicative

ALL ENQUIRIES CONTACT:

**BILL BEXSON
or
ALICE HIGHNAM**

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