FOR SALE
INDUSTRIAL/OFFICE

GRAHAM SIBBALD



Unit 4, Apex Business Centre, Boscombe Road, Dunstable, Bedfordshire, LU5 4SB

- Modern two storey business unit
- Available freehold with vacant possesion
- Stategic location on popular business estate
- Close proximity to M1 (J11A)

LOCATION

The Apex Business Centre is strategically positioned within Dunstable's established Woodside Estate, at the junction of Boscombe Road and Porz Avenue.

The location offers great connectivity, with the Woodside Link providing a direct and efficient route to Junction 11A of the M1 (approx. 2.7 miles) as well as the A5.



DESCRIPTION

This property features a flexible layout, comprising ground floor storage space and first floor offices.

The ground floor provides high-quality, light industrial accommodation, while the upper floor is fully fitted to a professional office standard. The interior has been modernised throughout, benefiting from new LED lighting and air conditioning, along with essential amenities including WC facilities on both levels.

Externally, the unit includes seven allocated parking spaces, with additional communal parking available on a first-come basis.

The premises fall within Use Class E, making them suitable for a wide range of business uses.

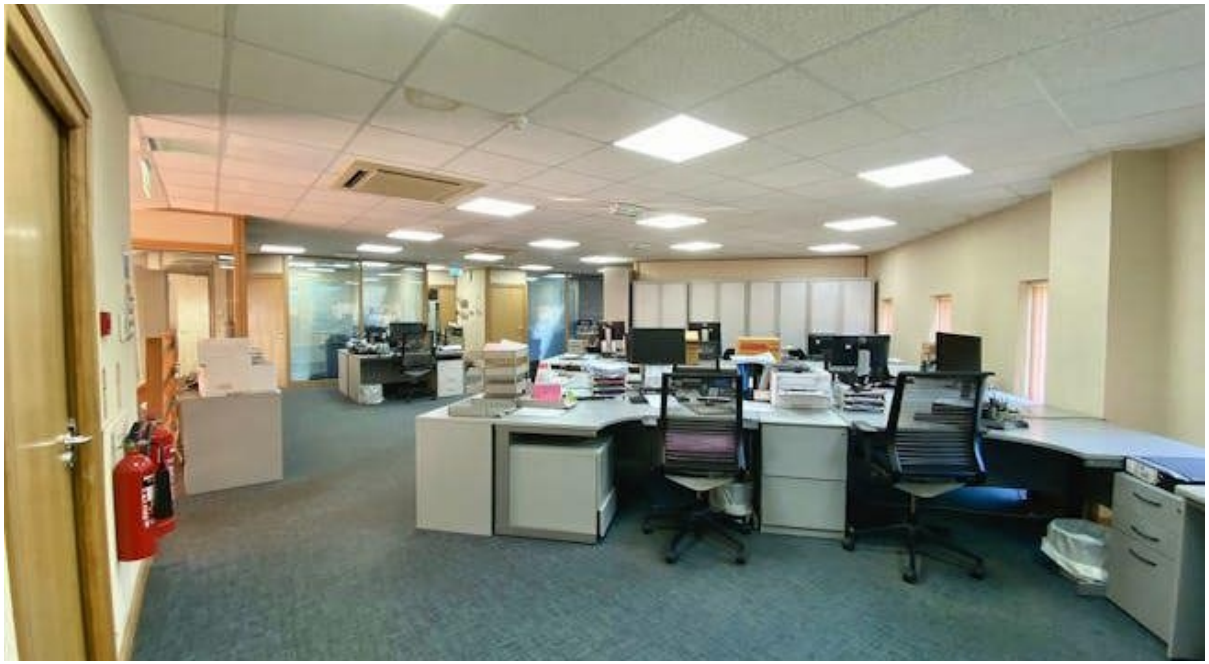
ACCOMMODATION

Ground	2,680 Sq Ft	248.97 Sq M
First	2,685 Sq Ft	249.44 Sq M
Total	5,365 Sq Ft	498.41 Sq M

RATEABLE VALUE

From verbal enquiries, we understand the current rateable value is £40,750 with rates payable in the order of £20,334.25 per annum.





VAT
This property is not subject to VAT.

ENERGY PERFORMANCE CERTIFICATE
B-48

QUOTING PRICE
£750,000

TENURE
Available freehold with vacant possession

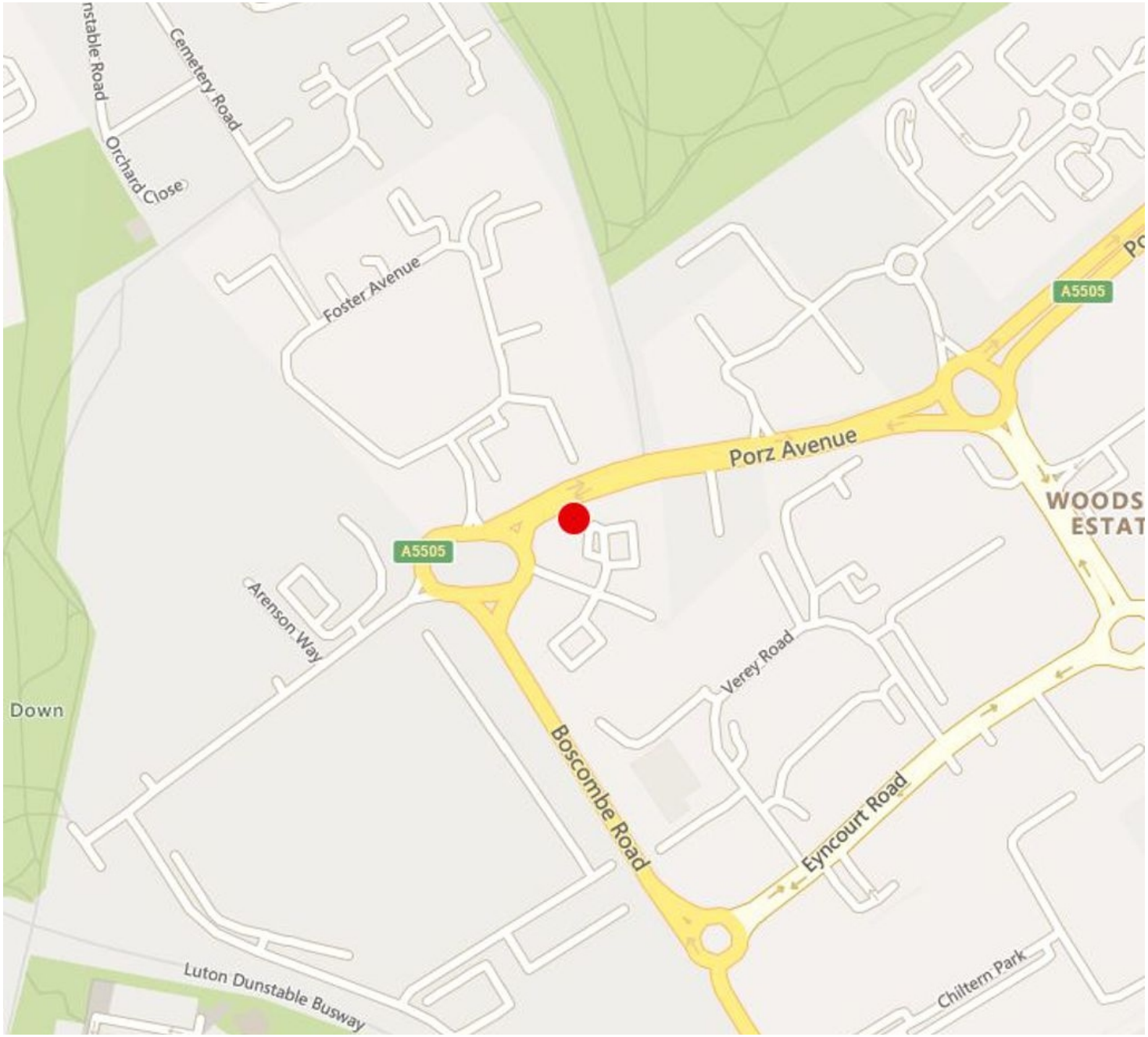
LEGAL COSTS
Each party is to be responsible for their own legal costs.


Fire Action


FIRE EXIT







To arrange a viewing please contact:



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