



Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

OPEN STORAGE

FROM £1.50

PER SQ.FT.

Preliminary Particulars

Industrial Space With up to 2.75 Acres of Land!

**THE OLD LIMESTONE WORKS
KNOLLS VIEW, TOTTERNHOE
DUNSTABLE, BEDS LU6 2BT**



**Units from 916.33 sq.ft. (85.13 sq.m) – 6,271 sq.ft. (582.58 sq.m)
Approx. Gross Internal Area**

TO LET

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The site is conveniently located within easy reach of the A505, which is less than a mile away, and the M1 motorway only 5 3/4 miles to the east at Junction 11A.

DESCRIPTION

The site comprises several open areas which can be separately let or combined. There are several industrial buildings on the site which could be let individually or with land.

ACCOMMODATION (Approximate Gross Internal Areas):

Unit 1 -	916.33 sq.ft. (85.13 sq.m)
Unit 2 -	1,504.74 sq.ft. (139.79 sq.m)
Unit 3 -	3,851.57 sq.ft. (357.81 sq.m)

Land up to approximately 2.75 acres.

TERMS

The premises are available in whole or in part on terms to be agreed by negotiation.

RENT

On application.

The rent is exclusive of all other outgoings such as business rates, service charge, utilities.

VAT

To be confirmed.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

RATEABLE VALUE

To be confirmed.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING - By appointment with the Sole Agents:-

Duncan Bailey Kennedy
FAO: Adrian Dolan / Elliot Mackay / Liam Ash
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