FOR SALE



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

Strategically Located Business Unit with Vacant Possession

Summary

Tenure	For Sale
Available Size	5,365 sq ft / 498.42 sq m
Price	£750,000
Rates Payable	£16,966 per annum
Rateable Value	£34,000
EPC Rating	Upon enquiry

Key Points

- Strategic Location
- Modern Business Unit
- Parking
- Proximity to M1 (J11A)
- Popular Business Park

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

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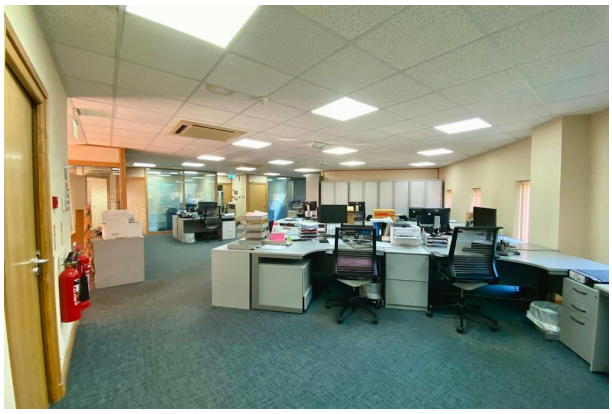
Location

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)
- A5 (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 property is arranged over ground floor and comprehensive mezzanine. It comprises light industrial accommodation at ground floor level and office accommodation at first floor level. Externally there are allocated parking spaces, plus communal spaces which are available to use on a first-come-first-serve basis.

There is parking for approximately 7 vehicles.

Falling under User Class E, the premises could suite a variety of uses such as: light industrial, R&D, office, gymnasium, nursery, showroom, etc.

Accommodation

The property is arranged as follows:

Floor/Unit	sq ft	sq m
Ground	2,680	248.98
1st	2,685	249.44
Total	**5,365**	**498.42**

Terms

The freehold interest in Unit 4 is available with vacant possession for £750,000.

Rateable Value

The property has a rateable value from April 2026 of £40,750 (please note this is not rates payable).

VAT

We are advised by our clients that VAT is not applicable.

Legal Costs

Each party is to bear its own costs incurred.

Viewing & Further Information



Stephen Wood
01582 401 221 | 07798 610 003
s.w@srwood.co.uk



Jacob Wood
01582 401 221 | 07401 221 022
j.w@srwood.co.uk

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