TO LET



Unit 19 Apex Business Centre, Boscombe Road, Dunstable, LU5 4SB

Flexible Office Space

Summary

Tenure	To Let
Available Size	97 to 1,173 sq ft / 9.01 to 108.98 sq m
Rent	£7,050 - £7,855 per annum
EPC Rating	Upon enquiry

Key Points

- Flexible Term
- 24/7 Access
- Limited On-Site Parking
- Inclusive Rents
- Range of Sizes Available

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Location

The property is situated to the rear of the Apex Business Centre in Dunstable - a popular and established business estate located at the roundabout junction of Boscombe Road and Porz Avenue. The estate has excellent road links to the M1 (J11 & J11A) in particular. Other arterial routes are within proximity including the A5 to Bedford and A505 to Luton in the east and Leighton Buzzard in the west. Dunstable town centre and the White Lion retail park are a short drive away.



Description

The property contains a variety of different sized office suites, all of which are at first floor level. Occupiers can enjoy communal kitchen/breakout space, limited on-site parking and 24/7 access to the building.





Accommodation

The accommodation is as follows:

Name	sq ft	sq m	Rent	Availability
1st - Suite 1	97	9.01	-	Let
1st - Suite 2	1,173	108.98	-	Let
1st - Suite 3	176	16.35	-	Let
1st - Suite 4	348	32.33	£7,855 /annum inclusive	Available
1st - Suite 5	129	11.98	-	Let
1st - Suite 6	370	34.37	-	Let
1st - Suite 7	313	29.08	-	Let
1st - Suite 8	370	34.37	-	Let
Total	**2,976**	**276.47**		

Terms

- Suites can be let individually or combined.
- Rents are inclusive of utilities, building insurance and maintenance.
- Rent is paid quarterly in advance, with a quarter as deposit.
- The Occupational Agreement provides that the tenant can vacate by giving 3 months' notice after the first 12 months.

Rateable Value

The rateable value for each suite is to be confirmed, although likely to fall under the small business rates relief threshold. Business rates are payable by the tenant, if applicable.

VAT

Plus VAT at the appropriate rate.

Legal Costs

Each party is to bear its own costs incurred.

Viewing & Further Information



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