

Contact Ram Power Ltd - Pat Higginbottom
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Location – LU5 5AW

- Townsend Industrial Estate Portland Close Houghton Regis
- Situated between Luton and Dunstable
- Landscaped site with roadside prominence
- Screwfix on site may suit other complimentary retail outlet
- 2 miles from M1 junction 11A and 3 Miles from Junction 11

Availability – August 2017

- Industrial Unit C Block – 9,263 sq ft
- Ground floor 8,098 sq ft – first floor 1,165 sq ft
- Excellent manufacturing unit with head office facilities

Key Features

- To be refurbished subject to tenant requirements
- Central position with roadside prominence
- Reception and offices at the front of building with own access
- Level entry rear loading doors and rear access door
- 5.35mm minimum eaves height
- Onsite car parking areas
- 400 Amp per phase power supply – easily upgraded
- High load capacity and easy clean power float concrete floor
- Good access with new M1 junction 11A Woodside link road

Lease Terms

- Flexible – circa £6.75 sq ft depending on refit required
- Minimal service charge for upkeep of common parts of the estates