

## UNIT 3 WALTER LAWRENCE TRAD EST, DUNSTABLE, LU6 1BD



## Industrial Unit To Let – 6,149 sqft

- Awaiting refurbishment
- 1.5 miles from the A5 – M1 Link
- 5.75m eaves height
- Two storey offices
- Generous parking and forecourt area

### Description

A mid terrace warehouse unit awaiting refurbishment situated in the north of Dunstable. The unit benefits from 5.75m eaves height, an electrically operated roller shutter door, two storey offices, three phase power and a mains gas supply.

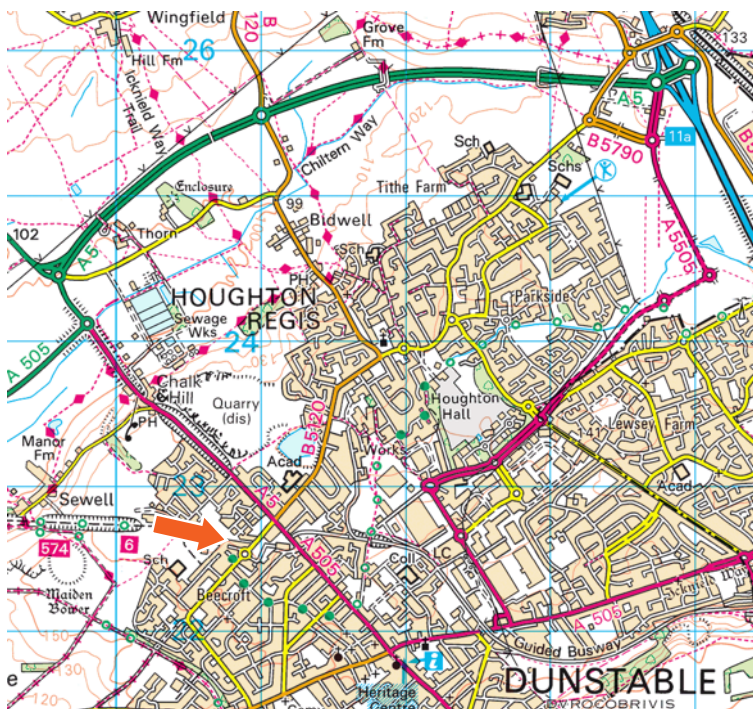
A copy of the refurbishment specification is available upon request.

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## Location

Walter Lawrence Trading Estate is situated on the northern edge of Dunstable, close to the A505 (High Street North). The A5-M1 Link is approximately 1.5 miles away and M1 Junction 11A is approx. 4.5 miles away.

The nearest train stations are either Luton or Leighton Buzzard, which both run services to London.



## EPC



## VAT

All figures quoted are plus VAT at the appropriate rate, where applicable.

## Service Charge

A service charge is in place for upkeep of the common areas. A copy of the budget is available upon request.

## Terms

The unit is available on a new lease for a term to be agreed at an initial rent of £52,500 per annum.

## Rateable Value

The property has a Rateable Value of £31,000 within the 2017 Rating List. Please note this is not the rate payable.

Further information is available from [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

## Viewings

Strictly via the sole agents – Adroit Real Estate Advisors or JLL.

## Accommodation

The areas below are measured on a Gross Internal Basis

Area	Sq ft	Sq m
Ground Floor Warehouse	5,783	537.2
First Floor Offices	366	34.0
<b>Total</b>	<b>6,149</b>	<b>571.2</b>

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