

## UNIT 4/5 FOSTER AVENUE, DUNSTABLE, LU5 5TA



## TO LET – 50,266 sq ft

- Warehouse Unit
- 2.5 miles from M1 Junction 11
- Clear Internal Height - 6.75m
- 4 level entry loading doors
- 2 loading canopies
- Self-contained, secure yard

### Description

The property comprises a detached, self-contained warehouse unit, constructed in 1988, on a secure site with yard and generous car parking.

The unit is available from October 2018, pending a lease expiry and will be refurbished prior to occupation.

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## Location

The property is situated on Foster Avenue which forms part of the established Woodside Employment area. Woodside is strategically located 2.5 miles from Junction 11 of the M1 and 2.7 miles from Junction 11A, accessed via the Woodside Link.

The intersection of the M1 with the M25 is within 16 miles whilst London Luton Airport is approximately 9 miles away.

Major nearby occupiers include Amazon, 4PX, WH Smith, Superdrug and Aryzta amongst others.



## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and found to have the following approximate Gross Internal area.

Area	Sq ft	Sq m
Warehouse Area	44,435	4,128
Ground Floor Offices	2,909	270
First Floor Offices	2,922	271
<b>Total GIA</b>	<b>50,266</b>	<b>4,670</b>
Canopies	2,312	215

## Tenure

The property is available on a new lease from October 2018.

Rent upon application.

## EPC

The property has an EPC rating of D80, a copy of the certificate is available on request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.

## Service Charge

There is a service charge for the upkeep and maintenance of the common areas. A copy of the budget is available on request.

## Business Rates

The property has a Rateable Value of £213,000 within the 2017 Rating List. Please note this is not the amount payable.

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

## Viewings

Viewings strictly by prior appointment via the joint sole agents Adroit Real Estate Advisors and CBRE

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