

Frenchs Avenue

Dunstable, LU6 1BH

Warehouse | 12,946 ft²



B1(c), B2, B8 and E use class



Brand new roller shutter



On-Site parking



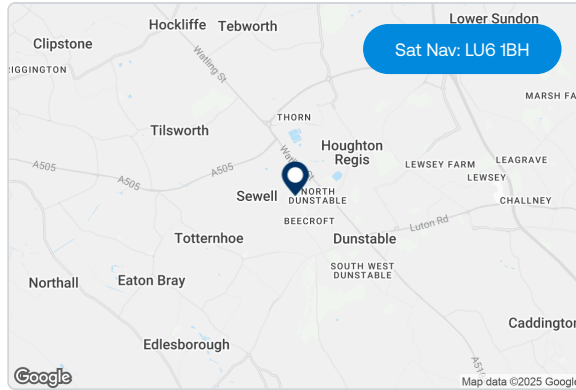
Brand new LED lighting



Fast access to A5

Available to Let





Description

The unit comprises an open-plan warehouse with two-storey offices at the front and the property is of masonry construction

Location

Frenchs Avenue lies on the northern edge of Dunstable, just off the A5. The A5 offers access to Dunstable town centre, approximately 2 miles to the south, with Milton Keynes approximately 14 miles to the north.

Further information

EPC
D (subject to be a B after works)

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Mileway

Ezekiel Eboda
southeast@mileway.com
0203 991 3516

adroit
REAL ESTATE ADVISORS

Eamon Kennedy
ekennedy@adroitrealestate.co.uk
07887 835 815

Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 4	Warehouse	12,946	Immediately
Total		12,946	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway