

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

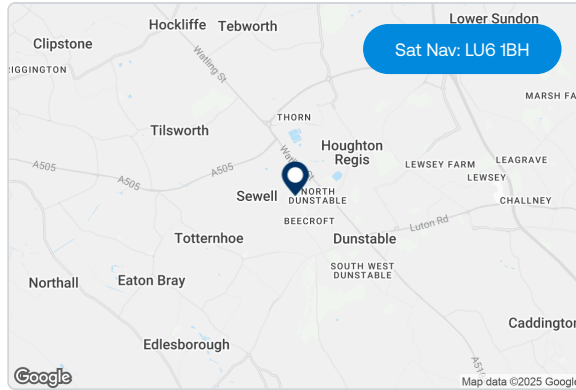


Fast access to A5

Available to Let



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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)

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

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.

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Mileway

Ezekiel Eboda
southeast@mileway.com
0203 991 3516

adroit
REAL ESTATE ADVISORS

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



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 4	Warehouse	12,946	Immediately	12,085
Total		12,946		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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