Frenchs Avenue

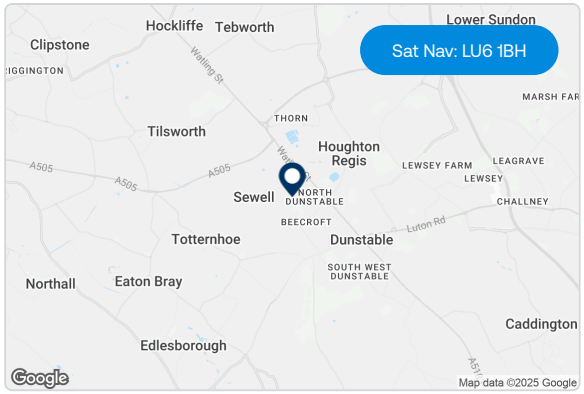
Dunstable, LU6 1BH

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







Description

Originally constructed in 1975 and refurbished in 2026, the property comprises a steel portal frame structure with profiled metal-clad roof and upper elevations, low-level masonry walls, concrete warehouse floors, ancillary office and welfare accommodation finished to a high internal specification, dedicated forecourt loading and parking areas with rear and side fire escape routes, incoming high-voltage electricity, gas, water and telecommunications connections, and eaves heights exceeding 7 metres.

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.

Book a viewing

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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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