

# GEMINI

## Parkland Office Premises TO LET

Gemini Building, Houghton Hall Business Park,  
Dunstable, Bedfordshire, LU5 5GB

**S.R. Wood & Son**

Est. 1981

**01582 401 221**

[www.srwood.co.uk](http://www.srwood.co.uk)





## **KEY FEATURES:**

- Parkland setting.
- Arterial routes within proximity (M1, A5,A6, A505)
- Contemporary design.
- Kitchenette, twin w/c, disabled w/c and passenger lift.
- 10 allocated parking spaces.
- Additional parking available nearby.

## **ACCOMMODATION:**

**NIA 3,235 SqFt**  
**(300.51 m<sup>2</sup>)**

## LOCATION:

The property is located at the parkland set Houghton Hall Business Park which is accessed off Porz Avenue, Dunstable. Various arterial routes and key areas are within proximity, for example:

- **M1 J11A** = 1.6 miles
- **A5 (to Milton Keynes)** = 1.5 miles
- **A505 (to Luton and Hitchin)** = 1.1 miles
- **Dunstable town centre** = 1.1 miles

## DESCRIPTION:

This detached, purpose-built office building is contemporary in design and of brick construction, with good natural daylight on all 4 sides of the building.

There is an impressive entrance hall with stairs and a passenger lift which leads to the available first floor suite.

The open plan first floor accommodation benefits from the following:

- Suspended ceiling
- LED lighting
- Raised access flooring with floor trunking
- Air conditioning
- Large kitchenette
- Double glazing and window blinds
- Twin w/c (and disabled at ground floor level)
- Landing breakout area/possible reception lobby





## **TERMS:**

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The first floor accommodation is available To Let for **£50,000 per annum exclusive**, upon a new internal repairing and insuring lease, for a term to be agreed.

The maintenance and upkeep of the common areas of the building will be split on a floor area basis.

In addition, there is an estate service charge for the upkeep of Houghton Hall Business Park, which we are advised is in the region of £1,450 per annum for this property.

## **RATEABLE VALUE:**

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The Rateable Value of this suite is to be confirmed.

## **LEGAL COSTS:**

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Each party are to bear their own costs.

## **VAT:**

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Plus VAT at the appropriate rate.

## **VIDEO-TOUR:**

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A comprehensive video-tour of this property is available to watch. Please [click here](#) to view it.



Houghton Regis

WOODSIDE ESTATE

Dunstable

LEWSEY FARM

SUNDON PARK

Houghton Hall Park

Houghton Park

Challney High School

Vauxhall Aftersales Warehouse

Townsend Industrial estate

Prologis Park Dunstable

Prologis Park

Chalk Hill

Leagrave Common

Film

Lin

Oakley Rd

Bradley Rd

Sundon Park Rd

High St Ely Way

Lime Ave

Byron Rd

Emerald Rd

Evelyn Rd

Jeans Way

Poynters Rd

Hadrian Ave

Tomlinson Ave

Kirkwood Rd

Drayton Rd

Kestrel Way

Wheatfield Rd

Kent Rd Sundon Rd

Sundon Rd

High St

Loring Rd

Chiltern Rd

Drovers Wa

Grampian Way

Eighth Ave

B579

B579

B579

M1

M1

M1

A505

A5065

A505

A505

A505

A505

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A5

A5

A5

M1



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**INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981**

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