

## Self-Contained Office Building

6 Kensworth Gate, High Street South, Dunstable, Bedfordshire, LU6 3HS

**TO LET**

1,645 SqFt (152.99 m<sup>2</sup>)



### LOCATION

The property is prominently positioned overlooking High Street South in Dunstable. Easily accessed arterial routes are the A505 to Luton/Hitchin, the A5 to Milton Keynes and the M1, Junctions 9 and 11a.

### DESCRIPTION

Purpose built, mid terraced office building arranged over ground, first and second floor level, having been recently re-decorated and benefiting a total of 5 allocated parking spaces (4 within the basement car park).

#### Ground Floor

- Reception area.
- Open plan office.
- Air conditioning.
- Radiator heating.
- Lift to upper floors.
- Single w/c.
- Double glazing.
- Window blinds.
- LED lights.
- Suspended ceiling.
- Carpeting.

#### First Floor

- W/c and tea making area.
- Suspended ceiling.
- Double glazing.
- LED lights.
- Solid floor.

#### Second Floor

- Boiler.
- Air conditioning.
- Radiator heating.
- Solid floor.
- W/c.
- Spotlights etc.
- Kitchenette.

### TERMS

Available upon a new full repairing and insuring lease for a term to be agreed at £17,950 per annum exclusive.

### RATEABLE VALUE

The Rateable Value for the subject property is £15,250 (please note this is not rates payable).

## LEGAL COSTS

Each party to bear their own legal and professional costs.

## VAT

VAT is applicable.

## VIDEO-TOUR

Click [here](#) to watch a video-tour for the subject premises.

## VIEWING

For further information or an appointment to view, please contact joint letting agency S.R. Wood & Son Ltd.

[www.srwood.co.uk](http://www.srwood.co.uk) | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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