

BOSCOMBE ROAD

PROPOSED INDUSTRIAL SCHEME FOR SALE

Boscombe Road, Dunstable, Bedfordshire

S.R. Wood & Son

Est.1981

01582 401 221

www.srwood.co.uk



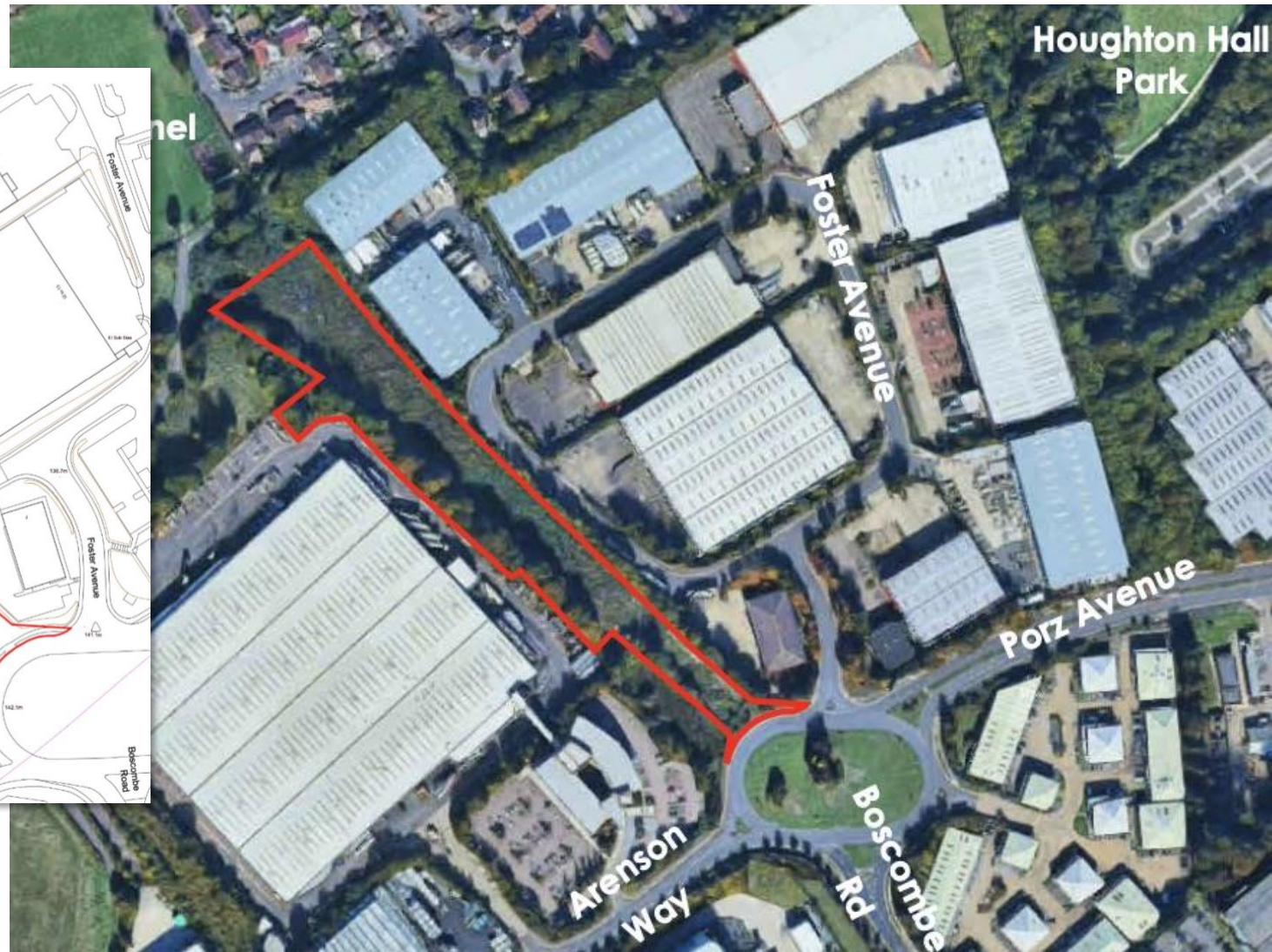
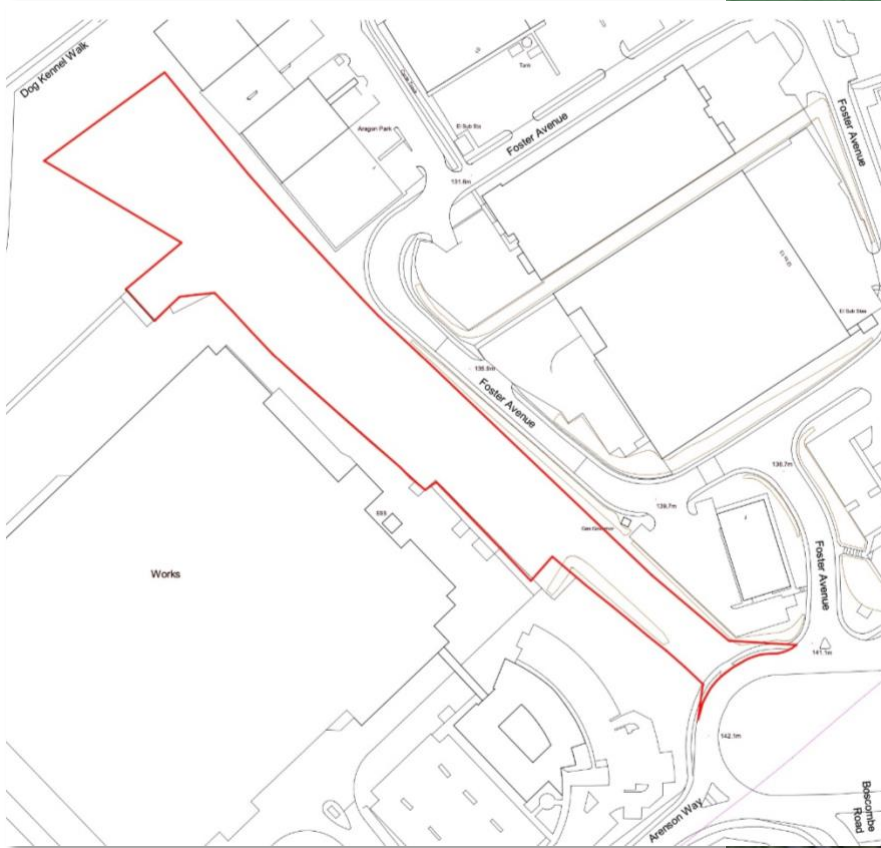
Proposed Site Plan

1 : 500

Site Boundary



Bike Store Unit 01 Unit 02 Unit 03 Unit 04 Unit 05 Bike Store Sub Station Unit 06 Unit 07 Unit 08 Unit 09 Unit 10



KEY FEATURES:

- 10 Units
- Strategic Location
- Proximity to Arterial Routes
- Planning Submitted
- New Trees & Shrubs
- Parking Provisions
- Cycle Stores
- HGV Parking Bays

LOCATION:

The application site is located off the roundabout at the junction of Porz Avenue and Boscombe Road in Dunstable, Bedfordshire. The surrounding area can be considered Dunstable's principle industrial district. The site is well connected to various arterial routes and key locations including the following:

- M1 J11A = 1.97 miles
- M1 J11 = 2.01 miles
- A505 (to Luton) = 0.58 miles
- A5 (to Milton Keynes) = 1.82 miles
- Dunstable Town Centre = 0.73 miles
- Luton & Dunstable Hospital = 1.85 miles
- London Luton Airport = 5.95 miles

DESCRIPTION:

The site is approximately **3.13 acres** (1.27 hectares) of undeveloped land, with a frontage onto the roundabout connecting Porz Avenue and Boscombe Road. A planning application has been submitted for a warehouse/light industrial scheme consisting of the following:

Component	SqFt	M ²
Unit 1	2,373	220.50
Unit 2	2,373	220.50
Unit 3	2,373	220.50
Unit 4	2,373	220.50
Unit 5	2,373	220.50
Unit 6	2,373	220.50
Unit 7	2,373	220.50
Unit 8	2,373	220.50
Unit 9	2,373	220.50
Unit 10	2,373	220.50
Total =	23,735	2,205.01

TERMS:

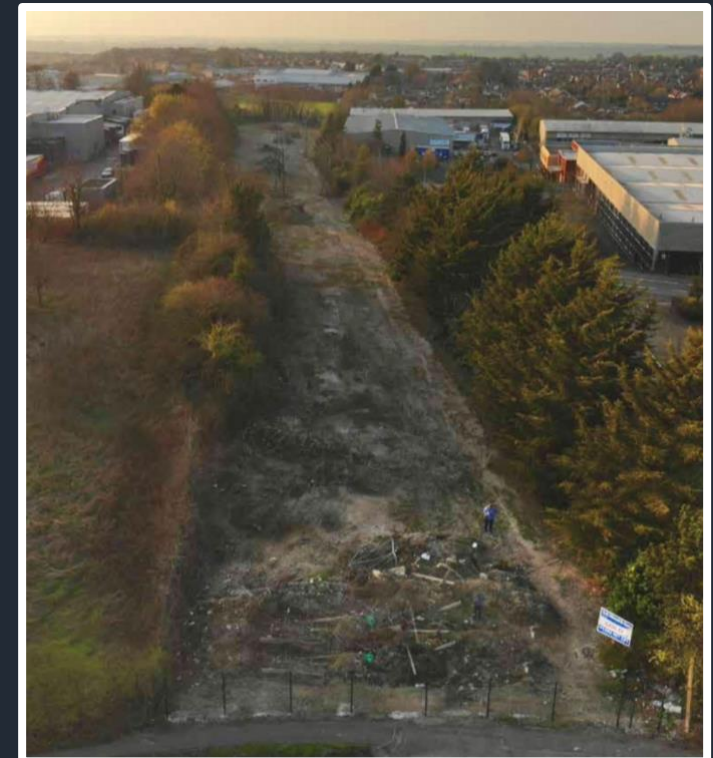
The application site can be sold on a subject to planning permission basis or unconditionally for **£2,000,000**.

LEGAL COSTS:

Each party are to bear their own costs.

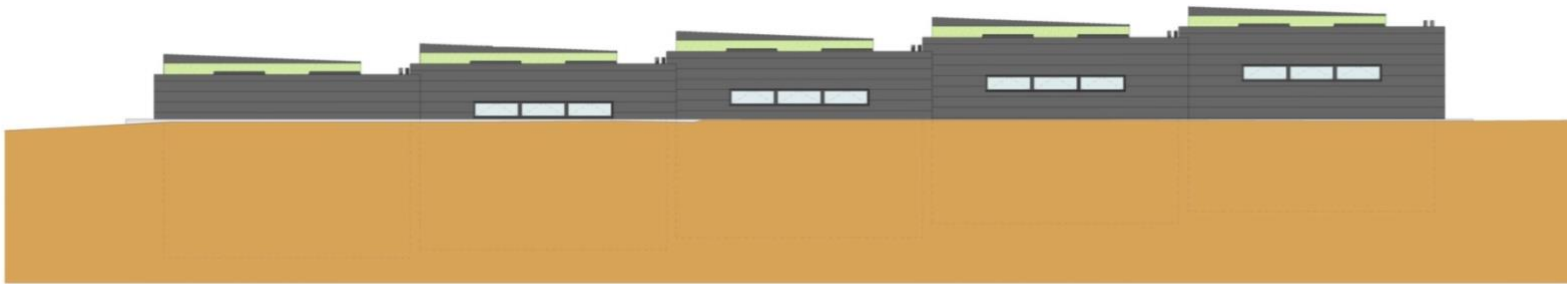
VAT:

Plus VAT at the appropriate rate.





① **Units 1-5- Proposed Front Elevation**
1 : 100



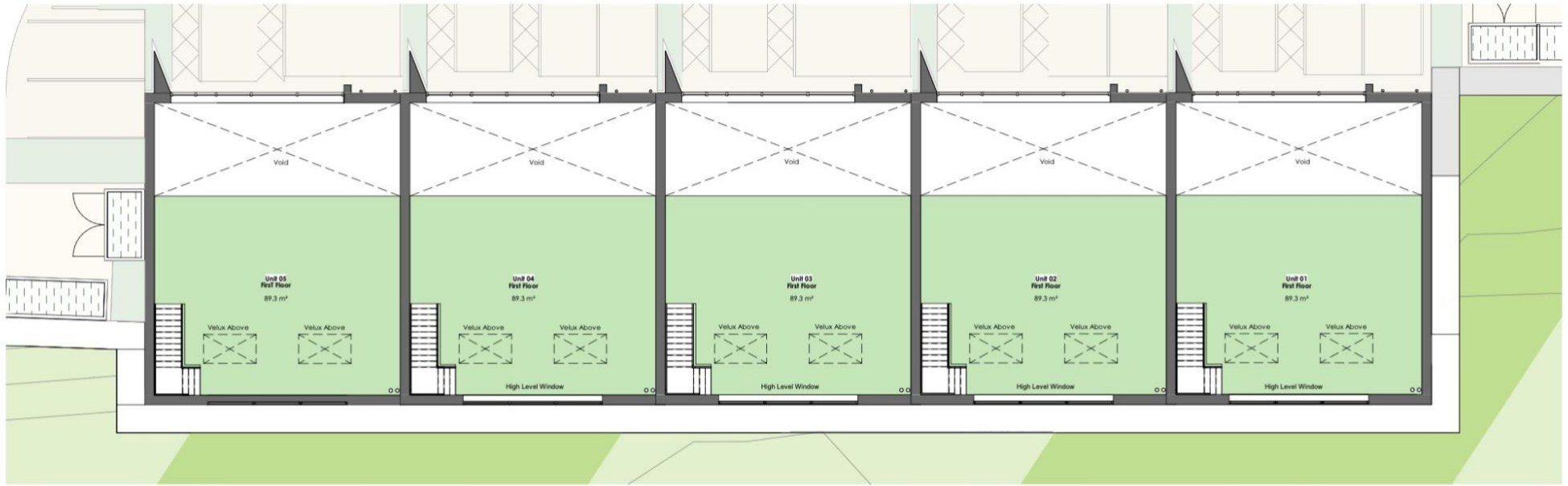
② **Units 1-5- Proposed Rear Elevation**
1 : 100



① **Units 6-10- Proposed Front Elevation**
1 : 100



② **Units 6-10- Proposed Rear Elevation**
1 : 100

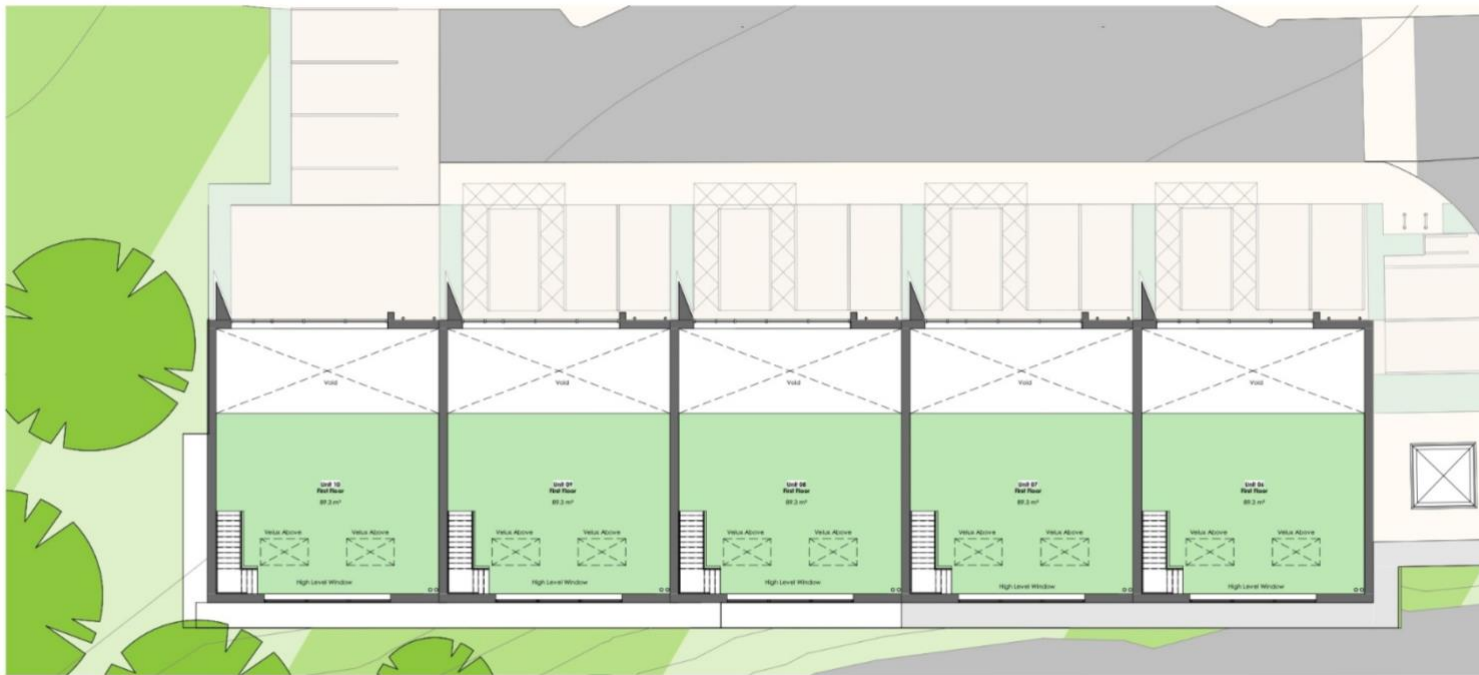


2 Units 1-5- Proposed First Floor Plan
1 : 100



1 Units 1-5- Proposed Ground Floor Plan
1 : 100

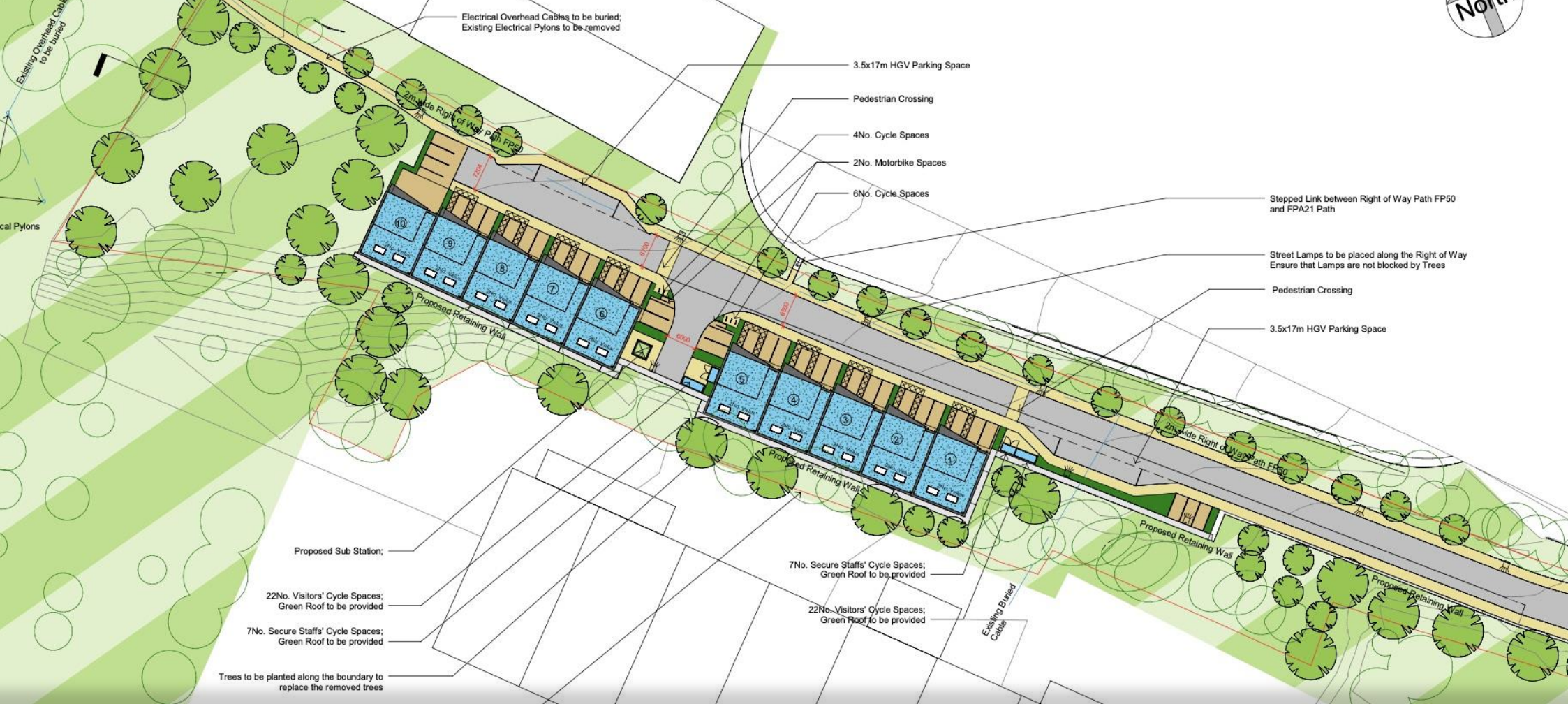
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Units 6-10- Proposed First Floor Plan



Units 6-10- Proposed Ground Floor Plan
1 : 100



VIEWING:

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INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

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