

FOR SALE - Long Leasehold Interest



Units 1, 2 & 3
Eastern Avenue Industrial Estate,
Eastern Avenue,
Dunstable,
Bedfordshire,
LU5 4JY

- Strategically located off the A505
- Part income producing property
- Within an established industrial area of Dunstable

Location

The property is situated on the junction of the spur from Luton Road to Eastern Avenue. The rear car parking areas are accessed off Eastern Avenue. The units are very visible from the A505 (Dunstable to Luton).

Services

Mains gas, electricity, water and drainage are connected to the premises. A gas boiler is situated to the rear of unit 1 which serves units 1, 2 and 3.

Terms

For Sale: £1,460,000 for the Long Leasehold

Long Leasehold Interest

Term: 99 years from 24 June 1953

There are approximately 30 years remaining on the long lease

Ground rent: £9,264 per annum (+VAT)

Leasehold Interest

Units 2 and 3 are held on a 15 year lease from 11 February 2014, expiring 11 February 2029

Passing rent: £100,000 per annum

Rent review: 5 yearly – Index linked based on RPI uplift from the base figure in October 2013

Break clauses: 10 February 2024

VAT: Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

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Accommodation

GIA – Gross Internal Area

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Unit 1	18,161	1,687.23
Units 2 and 3	19,118	1,776.13
Outbuildings	1,834	170.36
TOTAL GIA	39,113	3,633.72

Areas quoted are approximate and should not be held as 100% accurate.

EPC

- Unit 1 – E (120)
- Unit 2 – E (117)
- Unit 3 – E (104)

Viewings

For further details please contact;

Eamon Kennedy

01582 738 866

eamon.kennedy@kirkbydiamond.co.uk

Courtney Cummins

01582 738 866

courtney.cummins@kirkbydiamond.co.uk



The Site

The site extends to approximately 0.627 hectares (1.55 acres) and comprises three units.

Unit 1 Eastern Avenue

Unit 1 is a detached single storey industrial unit two storey offices to the front.

At ground floor level, the property comprises office space to the front with a 3/4 bay warehouse to the rear. The warehouse has been subdivided with stud partitioning to create smaller cellular space. This stud partitioning could be removed and the space made open plan.

The main space has an eaves height of 3.60m, but is served by timber double doors of 1.74m wide x 2.14m high.

The first floor comprises office space accessed off the central reception staircase. There are modern WC fittings installed at first floor level. To the rear of the workshop space, there is a single storey projection which houses storage as well as plant rooms.

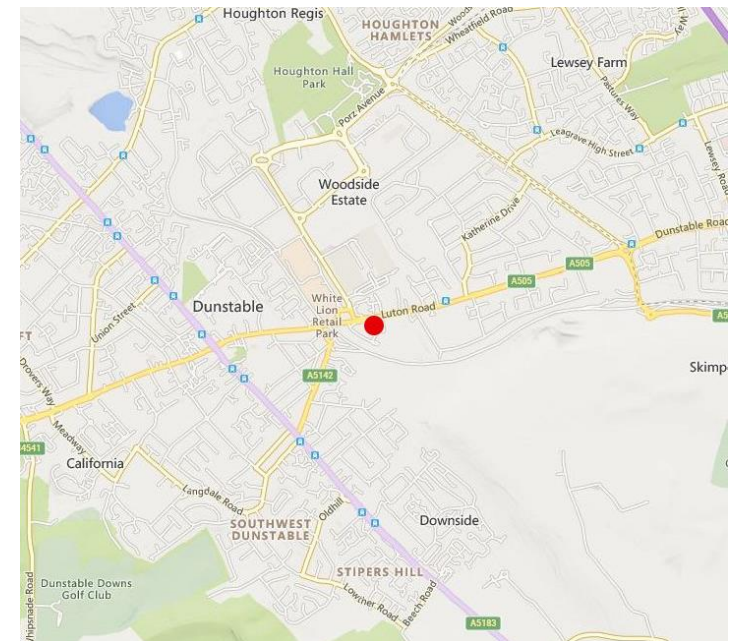
Unit 2/3 Eastern Avenue

Unit 2 is located at the front of the site and comprises two storey office to the front and workshop space to the rear. Loading access for Unit 2 is via a roller shutter to the side elevation and has an eaves height of 5.80m.

Unit 3 is located at the rear of the site and comprises a covered walkway leading to a detached concrete frame storage building. This space has an eaves height of 3.60m. There is a plant room at the rear of Unit 3.

At first floor level of Unit 2/3 there are L shaped first floor offices which span the front and side elevations of the property. There is a small framed gatehouse to the corner of the parking area. This site also includes a large tarmac parking area.

The long leasehold interest also includes some green landscaping on the corner of Eastern Avenue and Luton Road which lies beyond the palisade fence.



Title Plan

LMT H.M. LAND REGISTRY		TITLE NUMBER BD209521	
ORDNANCE SURVEY PLAN REFERENCE	TL 0221 Z	Scale 1/1250	
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