

**6 KENSWORTH GATE, HIGH STREET SOUTH, DUNSTABLE,  
BEDFORDSHIRE, LU6 3HS**



## **SELF CONTAINED OFFICE BUILDING**

**WITH PARKING TO LET     £17,950 pax plus V.A.T.**

**1,645 SQFT (152.99 M<sup>2</sup>)**

### **YOUTUBE VIDEO-TOUR:**

A YouTube video-tour is available for this property. Please click [here](#) to watch.

### **DESCRIPTION**

Purpose built, mid terraced office building on ground, first and second floor level, having been recently re-decorated, 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.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an energy rating of B.

## **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.

## **TERMS**

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

## **LEGAL COSTS**

Each party to bear their own legal costs incurred.

## **RATEABLE VALUE**

The Rateable Value of this property is £15,250 (please note that this is not rates payable). Further information is available at [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

Subject to certain conditions, you will not pay Business Rates on a property with a Rateable Value of £12,000.00 or less. For properties with a Rateable Value of £12,001.00 to £15,000.00 the rate relief will go down gradually from 100% to 0%, i.e. if your Rateable Value is £13,500.00 you will get a 50% reduction off your bill.

## VAT

We are advised V.A.T. will be applicable.

## VIEWING

For further information or an appointment to view, kindly contact sole letting agents S. R. Wood & Son Ltd.

**01582 401 221**

Click the icons below to be redirected to the website or relevant social media page



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**Registered Office:** as above | **Registered in England:** 2780388 | **VAT No:** 354 130 682

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