

FIRST FLOOR, 2B ELEANOR'S CROSS, HIGH STREET NORTH, DUNSTABLE, BEDFORDSHIRE, LU6 1SU



FIRST FLOOR OFFICE SUITE

TO LET

£7,275 pax

606.12 SQFT (56.31 M²)

[YOUTUBE VIDEO-TOUR:](#)

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

[DESCRIPTION](#)

The first floor office suite forms part of Eleanor's Cross, a purpose built and privately owned retail/office precinct, benefiting from an adjacent pay and display car park and (time restricted) on road parking.

The suite is formed of 2 rooms of 14.70 sq m and 41.61 sq m and benefits:

- Suspended ceiling.
- LED lighting.
- Carpeting.
- Solid floor.
- Shared w/c facilities.
- Entry phone.
- Electric heating.
- Double glazing.
- Network cabling.

[LOCATION](#)

Located off High Street North, within Dunstable town centre.

[TERMS](#)

Available upon a new internal repairing and insuring lease for a term to be agreed at a commencing rental of £7,275 per annum exclusive.

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATEABLE VALUE

The Rateable Value of this property is £5,700 (please note that this is not rates payable). Further information is available at 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

Plus V.A.T. at the appropriate rate if 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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