

Serviced Offices Suites

TO LET

Unit 19 Apex Business Centre, Boscombe Road, Dunstable, Bedfordshire, LU5 4SB



LOCATION

The Apex Business Centre is prominently located at the junction of Boscombe Road and Porz Avenue, having excellent road links to the M1 (J11 & J11A), A5 to Bedford and A505 to Luton and beyond. Furthermore, it is a short drive to Dunstable town centre.

DESCRIPTION

- The property contains a variety of different sized office suites at first floor level.
- Communal Kitchenette and WC facilities are available.
- Occupiers can enjoy 24/7 access.
- Limited on-site parking is available.

TERMS

- Suites can be let individually or combined.
- Rents are **inclusive** of utilities, sewage rates, building insurance and maintenance.
- Rent is paid quarterly in advance, with a quarter as deposit.
- The Occupational Agreement provides that the tenant can vacate by giving 3 months' notice.

Component	SqFt	M ²	Rent
Suite 1			LET
Suite 2			LET
Suite 3			LET
Suite 4			LET
Suite 5			LET
Suite 6			LET
Suite 7	29.10	313	£7,830 pa
Suite 8	34.80	375	£9,370 pa

RATEABLE VALUE

The Rateable Value for each suite is to be confirmed, although likely to fall under the small business rates relief threshold. Business rates are payable by the tenant, if applicable.

LEGAL COSTS

Each party to bear their own legal and professional costs.

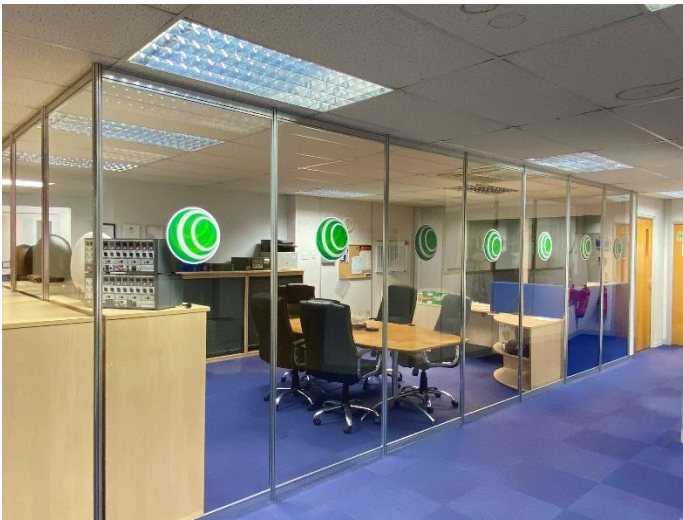
VAT

VAT is applicable.

VIEWING

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

www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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