

YARD AT SGC HOUSE



Watling Street
Dunstable
Bedfordshire
LU6 3QP



TO LET.

SECURE STORAGE / OPEN YARD

16,268 SQ FT (1,511 SQ M)



For further information please contact: Viv Spearing

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Location

The property is located on Watling Street (A5138) approximately 2.5 miles south of Dunstable and to the west of Luton. Junction 9 of the M1 motorway is located approximately 4 miles to the south.

Description

The property forms part of the land known as SGC House, which is situated in a cluster of similar type users within the immediate area. Access to the yard will be from a side road leading from Watling Street. The yard is a self-contained, secure storage yard and is separated from the main yard via palisade fence and secure gates for access. Access will be suitable for HGV vehicles and pedestrians.

The property benefits from a road facing profile which is exposed to passing traffic to Dunstable/Luton northwards and Junction 9 of the M1 motorway southwards.

Accommodation

The approximate net useable areas are as follows:

Open Secure Storage/ Yard Area	16,268 sq ft	1,511 sq m
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Features

- Secure yard
- Prominent location
- Access to power and water

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

£61,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is TBC. The UBR for 2025/26 is 55.5p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

