

YARD AT SGC HOUSE

Watling Street
Dunstable
Bedfordshire
LU6 3QP



TO LET. Available as part or as a whole.

SECURE STORAGE / OPEN YARD WITH OFFICE

Approx. 16,268 - 33,862 SQ FT (1,511 - 3,145 SQ M)



For further information please contact: Tereza Halewood

T: 01438 794588

E: tereza.halewood@brownandlee.com

M: 07825 555173

W: www.brownandlee.com

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 site is located on the land known as SGC House, which is situated in a cluster of similar type users within the immediate area. If the whole yard is required then access will be from the main road and if the rear part is let separately then access will be from a side road leading from Watling Street.

The yard is a self-contained, secure storage yard and benefits from palisade fence and secure gates for access. If the site is let as a whole, there is the benefit an office block. Access to the site 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 gross internal areas are as follows:

Office area	1,050 sq ft	97.5 sq m
Rear area open Secure Storage/ Yard Area	16,268 sq ft	1,511 sq m
Total site area inc. office	33,862 sq ft	3,145 sq m

Features

- Secure yard
- Prominent location
- Access to power and water
- Office available with whole site
- Palisade fencing
- 24 hour access

Tenure

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

Rental

Rear yard - £61,000 per annum, exclusive.
Whole yard area with office - £145,000 per annum exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £33,750 for the whole site. 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.

