

FOR SALE

OCCUPIER / DEVELOPMENT / INVESTOR OPPORTUNITY



- **RARE TOWN CENTRE OPPORTUNITY**
- **SUITABLE FOR REDEVELOPMENT OR OWNER OCCUPATION**
- Location: Houghton Regis town centre. Dunstable 2 miles; Luton 6 Miles
- M1 J11a 3 miles; Leighton Buzzard 9 miles; Milton Keynes 15 miles
- Located opposite new Morrisons; nearby Greggs, Post Office, Dentist, etc
- Detached offices partly used as storage & reinstatable as offices
- Suitable for single or multiple occupancy; kitchen & WCs on each floor
- Air-conditioned, heated & cabled for telecoms; three phase power
- Private car parking for approx 15 cars
- Use: Class E Offices. Suitable for change of use subject to planning
- Interest invited from both commercial & residential sectors

- Ground Floor: 2,607 ft² (242.19 m²)
- First Floor: 1,304 ft² (121.14 m²)
- **Total: 3,911 ft² (363.33 m²)**

- Price: £850,000
- VAT not applicable
- Rateable value: ground floor £11,750; first floor £10,000
- Energy performance rating: D76

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