

Warehouse Southfields Road, Dunstable, LU6 3EJ

£6,250



**KEY FEATURES:**

**Location**

Situated near to Dunstable High street south with ease road access to the A5. Furthermore, the warehouses proximity to the M1 motorway offers easy access to both Midlands and London. This locations allows for efficient transportation and distribution of goods to various destinations

**Description**

A large gated industrial warehouse Class E it offers total 6,017 sq ft an open-plan warehouse. in additional to the warehouse, the unit features ancillary office space and a staff , totalling approx. 204.51 offers ancillary office/storage space with gas central

**Accommodation**

Warehouse 5,812.51 square feet, Offices 844204.51 square feet, Total 6,017 square feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.