

# Units 1 and 2 Chalklands Place

Eastern Avenue, Dunstable, LU5 4GT

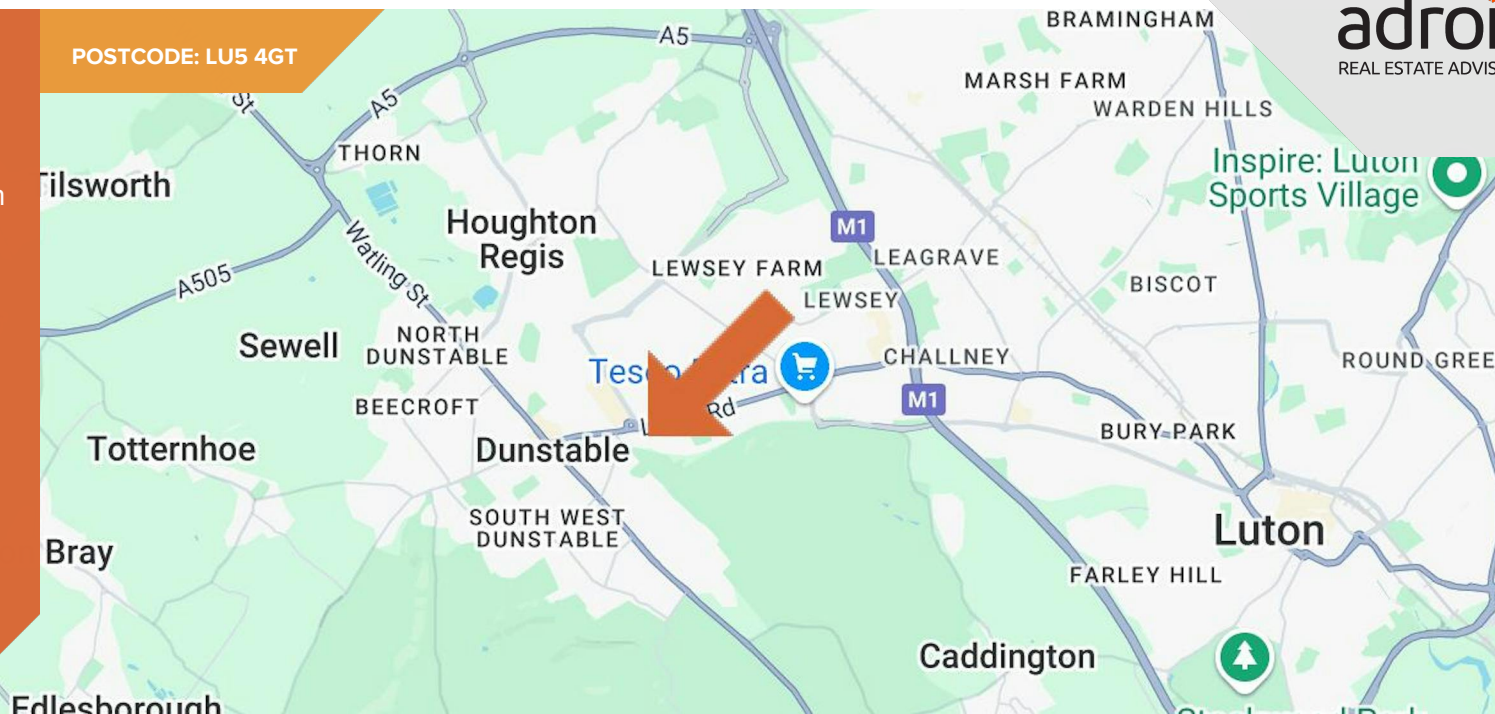
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**TO LET**

**1,803 to 3,908 sq ft** (167.50 to 363.07 sq m)

- Available separately or combined
- Established trade counter estate including Screwfix and Toolstation
- First floor office in Unit 1
- Up and over loading door to each unit
- 6m eaves height
- Tenants mezzanine in Unit 1 (c1,000 sqft)



POSTCODE: LU5 4GT

## Description

Two interconnecting units previously occupied by one tenant and held on two separate leases. The units benefit from 6m eaves, LED lighting, up and over loading doors, w/c facilities to each unit, forecourt parking and first floor offices within Unit 1. The property is being cleared but retains the current fit out including a trade counter, a mezzanine of approx 1,000 sqft and racking within Unit 2. All or some of this can be removed if not required by an incoming occupier. Consideration will be given to subletting or assigning the leases separately or combined.

## Location

Chalklands Place is the modern trade counter development within Eastern Avenue, one of the key industrial areas in Dunstable. The estate is situated 0.7 miles from Dunstable town centre and 1.7 miles from M1 Junction 11. Trade counter occupiers already on Eastern Avenue include Screwfix, Toolstation, Wolseley, Brewers, Wicks and UK Plumbing Supplies - making it the key trade counter location within Dunstable.

The surrounding area benefits from a good amount of amenity including Sainsbury's, McDonalds, Greggs and Starbucks.

## Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft	sq m
Unit - Unit 1	2,105	195.56
Unit - Unit 2	1,803	167.50
<b>Total</b>	<b>3,908</b>	<b>363.06</b>

## Existing Leases

The units are held on two separate leases for a term of 10 years from 2nd August 2023, expiring 1st August 2033. Both leases include an open market upward only rent review and tenant break option (6 months prior notice) in August 2028. The passing rents are £26,290 per annum (Unit 1) and £22,565 per annum (Unit 2). Consideration will be given to subletting or assignment. New leases may be available from the landlord.

## Tenure

Available on a Sublease basis only. Please contact the agents for quoting terms.

## EPC

Property graded as D-D (78-98)

## Availability

Available Immediately

## Rent

£12.50 per sq ft (Passing rent under the current leases subject to review in August 2028)

## Service Charge

Applicable. 2025 budget figure is available upon request.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Business Rates

Rateable Value of £34,000

## Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

## Adroit Real Estate Advisors



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