

TO LET – INDUSTRIAL/WAREHOUSE PREMISIS



Unit 22c, Park Avenue, Sundon Park Road, Luton, LU3 3BP

10,083 SqFt (936.71 SqM)

£100,000 per annum exclusive

- All mains services
- Three phase power
- Electric Roller shutter
- WC facilities and Kitchenette facilities

Location

Park Avenue Industrial Estate is a well established industrial area of Luton. The estate is situated just off Sundon Park Road adjacent to Scott Road Industrial Estate. Junction 11a of the M1 Motorway is within 3 miles of the property. Luton Town Centre is within 6 miles. London Luton Airport within 6 miles.

Description

Semi-detached industrial/warehouse unit with offices.
Sodium lighting to warehouse.
Offices with carpets and suspended ceiling.
Car parking/Loading area to the front.

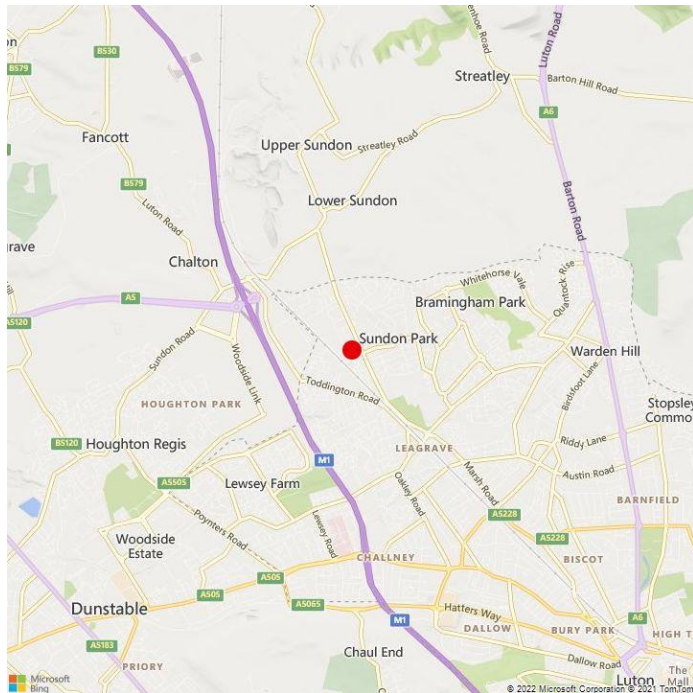
Terms

To Let: £100,000 per annum exclusive

VAT: Applicable

Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Service Charge: £9,473.73 per annum.



Accommodation

The property provides a single storey open plan industrial warehouse with office.

GIA – Gross Internal Area

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

| Accommodation | Sq Ft | Sq M |
|---------------|---------------|-----------------|
| Total | 10,083 | 936.71 0 |

Areas quoted are approximate and should not be held as 100% accurate.

Specification

Mains services
Three phase power
1 Electric roller shutters
Office space
WC facilities
Allocated car parking

Business Rates

Rateable value: £39,000

The current multiplier for 2022/2023 49.9p payable

Interested parties are advised to contact the relevant local authority

EPC

EPC Band E - 104

Viewings

For viewings and further information please contact:

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