

TO LET/FOR SALE



The Coach Yard, Streatley Road
Sundon
Luton
Bedfordshire,
LU3 3PQ

- Open Storage/Yard
- Perimeter Fencing
- Good transport links to the M1, A5, A505 & A6.
- Suitable for variety of uses (STPP)

Location

The yard is situated on Sreatley Road within the Upper Sundon area just north of Luton. There is the benefit of good transport links to the M1, A5, A505 & A6, Junction 11a of the M1 motorway is within 3.2 miles, the A5 within 3.1 miles and the A6 within 2 miles.

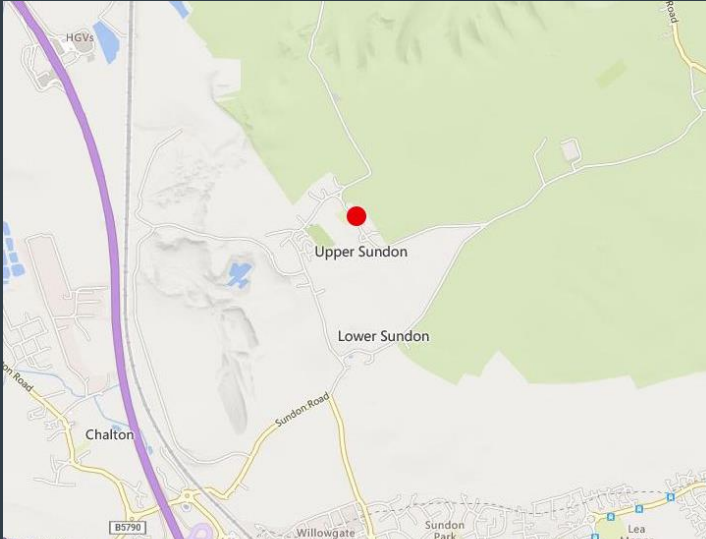
The site currently possesses the necessary planning permission for the construction of an office. Additional information can be provided upon request.

Terms

To Let: £19,400 per annum exclusive

For Sale: Offers in excess of £250,000

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



Accommodation

The yard provides for open storage with the benefit of perimeter fencing. The yard could also suit a variety of open storage uses subject to planning.

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

Accommodation	Sq Ft	Sq M
Total	7,050	655

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

Business Rates

Rateable Value: £2,325

The uniform business rate multiplier for the year **2023/24 is 49.9** pence payable.

Viewings

For further details please contact;

Courtney Cummins

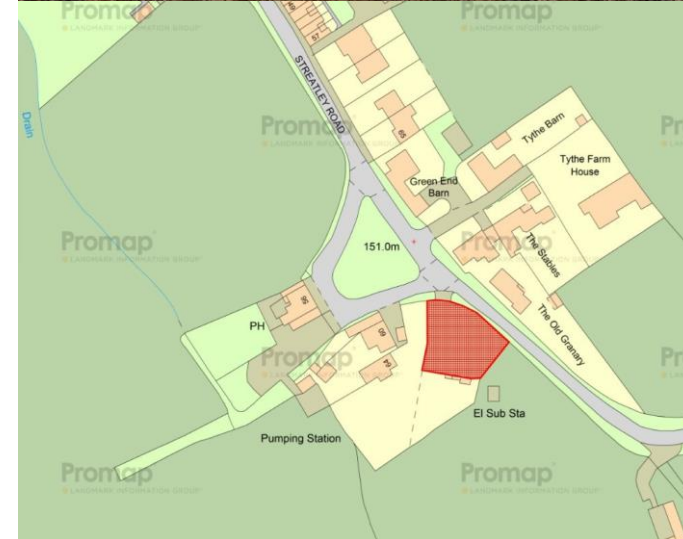
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Eamon Kennedy

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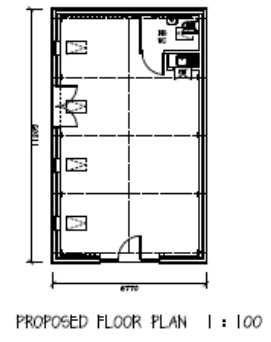
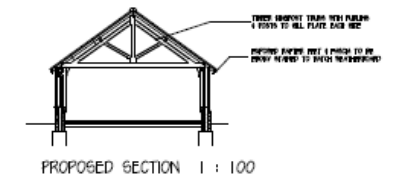
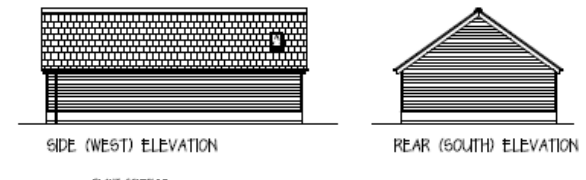
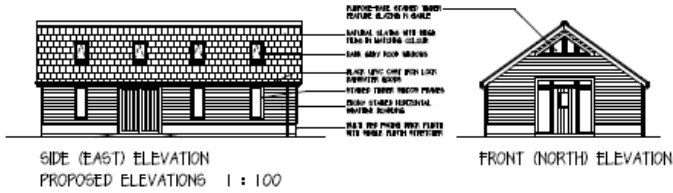


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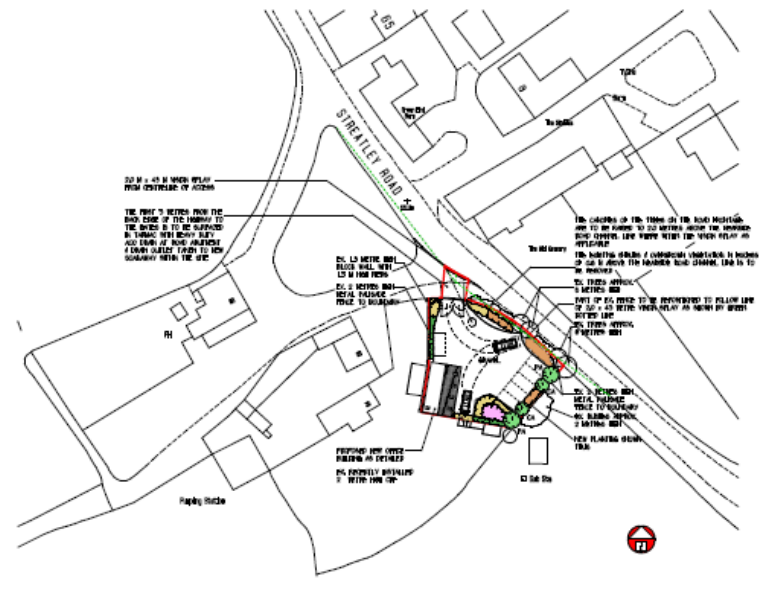
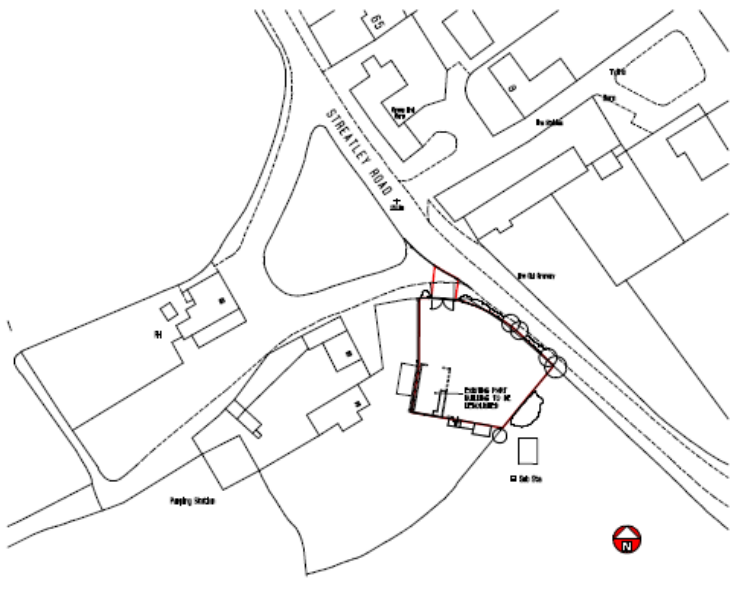
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Proposed floor plans



PLANT SCHEDULE

REF.	SPECIES	SIZE	QTY/PLANT	TOTAL
TREES				
01	PRUNUS AMERIKANA (BURNING BUSH)	12-18 CM DBH	AN 0020	2
02	QUERCUS ALBA (WHITE OAK)	12-18 CM DBH	AN 0020	2
SHRUBS AND CLIMBERS				
03	SPYRABUM ALBA (WINE PALM)	20-40 CM DBH	4 NLT / M2	150
04	SPYRABUM ALBA (WINE PALM)	20-40 CM DBH	4 NLT / M2	150
PERENNIALS				
05	PERENNIAL (MIXED)	80-90 CM DBH	3 NLT / 100 SQUARE METRES	58
ANNUALS				
06	ANNULAR (MIXED)	80-90 CM DBH		0
07	ANNULAR (MIXED)	80-90 CM DBH		0
08	ANNULAR (MIXED)	80-90 CM DBH		0
09	ANNULAR (MIXED)	80-90 CM DBH		0
10	ANNULAR (MIXED)	80-90 CM DBH		0
11	ANNULAR (MIXED)	80-90 CM DBH		0
12	ANNULAR (MIXED)	80-90 CM DBH		0
13	ANNULAR (MIXED)	80-90 CM DBH		0
14	ANNULAR (MIXED)	80-90 CM DBH		0
15	ANNULAR (MIXED)	80-90 CM DBH		0
16	ANNULAR (MIXED)	80-90 CM DBH		0



SCALE BAR (ALL DISTANCES IN METRES)

1:100 0 1 2 3 4
1:75 0 1 2 3 4
1:50 0 1 2 3 4

1	EXISTING	EXISTING
2	PROPOSED	PROPOSED
3	EXISTING	PROPOSED
4	EXISTING	PROPOSED
5	EXISTING	PROPOSED

CONTRACTORS - DO NOT SCALE THIS DRAWING

ALL DIMENSIONS ARE AS INDICATED AND ARE TO BE MAINTAINED UNLESS OTHERWISE SPECIFIED. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS ON THE GROUND. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

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IF IN DOUBT, ASK!

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IF IN DOUBT, ASK!

DESIGN	DATE
NO. & JOURNAL	
CLIENT ADDRESS	
PROJECT: PROPOSED COMPLETION OF OFFICE BUILDING	
DRAWING: WITH LOCATION, EXISTING & PROPOSED SITE PLANS, PROPOSED FLOOR PLAN & PLANTING	
SCALE	BASIS
1:500-50	AS SHOWN

TRIPART
DESIGN & PLANNING LIMITED

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EXISTING SITE PLAN 1 : 500

PROPOSED SITE PLAN 1 : 500