

TO LET – INDUSTRIAL/TRADE COUNTER UNIT



**Unit 19, (Postal 10) Scott Road Industrial Estate, Luton,
LU3 3BF**

3,186 SqFt (296 SqM)

£44,650 per annum

- Parking to the front of the unit.
- All mains services
- Secure estate with gated out of hour access.
- Full height roller shutter door.

Description

- Located in the established commercial district of Sundon Park area of Luton, approximately 4 miles north west of Luton Town Centre.
- London Luton Airport is within 5 miles.
- Junction 11a of the M1 Motorway is approximately 3/4 mile away.
- British Rail Thameslink, Leagrave Station is within 2 miles.
- A modern industrial unit situated within a secure estate.

Specification

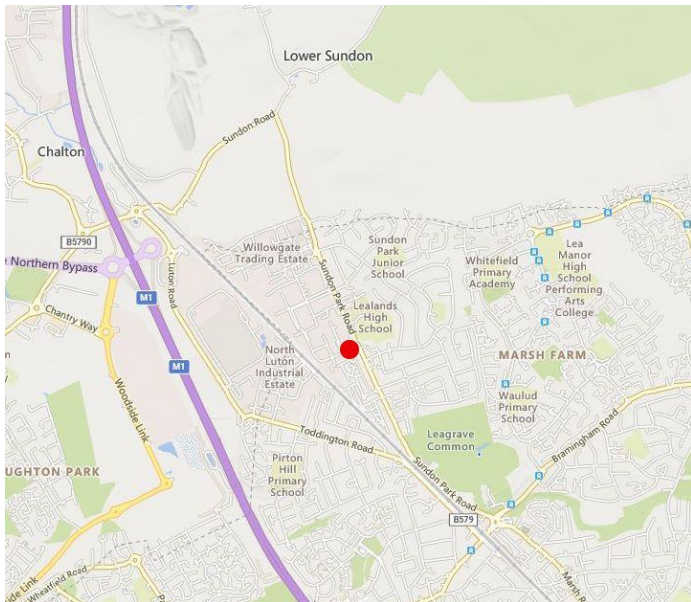
- Parking to the front of the unit.
- All mains services.
- Secure estate with gated out of hour access.
- Full height roller shutter door.
- Ground floor office.
- 5.88m Eaves height.
- WC facilities.

Terms

To Let: £44,650 per annum

VAT: Applicable

Service Charge: £856.92 per annum + VAT



Accommodation

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	3,186	296

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

Business Rates

Rateable value: £27,750

The current multiplier for 2023/24 49.9p payable

Interested parties are advised to contact the relevant local authority

EPC

The property has an EPC rating of: C (67)

Viewings

For viewings and further information please contact:

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