

# TO LET – INDUSTRIAL/WAREHOUSE UNIT



## Unit 5 Greenwood Court, Ramridge Road, Luton, LU2 0TN

2,427 SqFt (225.47 SqM)

£32,000 per annum

- End of terrace industrial unit
- Roller shutter loading door
- 4 car parking spaces
- 1 mile from Luton town centre

## Location

The property is situated on Greenwood Court, a small industrial estate comprising of 10 industrial units in the Round Green area of Luton.

Greenwood Court is accessed off Ramridge Road and is within 1 mile of Luton town centre. Luton's mainline railway station is also within 1 mile.

Hitchin Road is adjacent to Greenwood Court which provides a high street of retail shops with a high footfall.

## Description

This property is an end of terrace industrial unit totalling 2,427 sq ft.

The property benefits from a roller shutter loading door and separate personnel access as well as 4 car parking spaces to the front of the unit.

## EPC

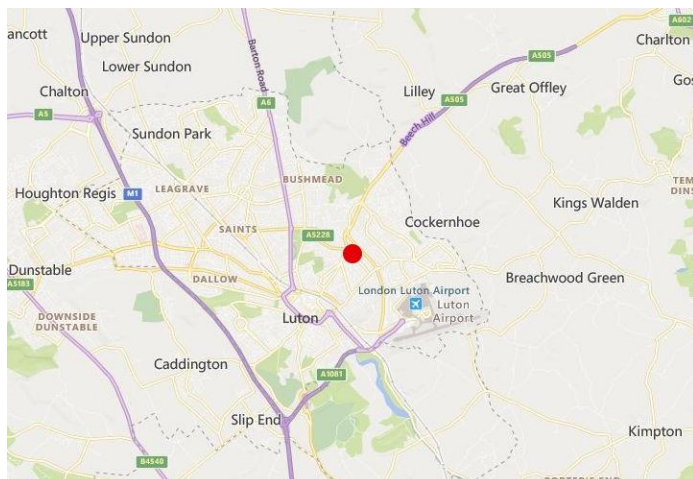
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## Terms

**To Let:** £32,000 per annum

**VAT:** Applicable

**Service Charge:** Applicable



## Accommodation

The property consists of an end of terrace industrial unit. The property is predominantly open plan and benefits from 2 WCs, a roller shutter door and personnel access.

There is a partitioned cellular office within the unit as well as a mezzanine for office accommodation and storage. There are 4 car parking spaces to the front of the unit.

## GIA – Gross Internal Area

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

Accommodation	Sq Ft	Sq M
Ground Floor	1913	177.72
Mezzanine Floor	513	47.75
<b>Total</b>	<b>2,427</b>	<b>225.47</b>

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

## Business Rates

Rateable value: £17,750

The current multiplier for 2023/24 49.9p payable

Interested parties are advised to contact the relevant local authority

## Viewings

For viewings and further information please contact:

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