

# TO LET - INDUSTRIAL/WAREHOUSE



Unit A1 Bramingham Business Park, Enterprise Way, Luton LU3 4BU

5,370 SqFt (498.87 SqM)

£70,000 per annum exclusive

- All mains services
- The property includes parking areas both at the front and rear.
- Two up-and-over loading doors
- Min eaves height 5.78m



## Description

Unit A1 is situated at Bramingham Business Park on Enterprise Way, a predominantly commercial area favored by both local and national businesses, located to the north of Luton. The premises offer convenient access to major routes including the A6 (leading to Bedford) and the M1 (Junctions 11 and 11a). Leagrave's mainline railway station is approximately 2 miles away with a direct link to London's Kings Cross approximately 30 minutes. London Luton Airport is approximately 6 miles distant.

A semi-detached steel portal frame industrial building featuring two-storey offices at the front. The property includes parking areas both at the front and rear. There is a rear loading yard with additional parking spaces. The building is equipped with all mains services, air conditioning in the offices, and twin WC facilities, including a disabled WC. It also has two up-and-over loading doors measuring 3x5m and 4x5m, with a minimum eaves height of 5.78m and a ridge height of 7.30m.

All mains services

100 amp per phase electric

Sodium lighting and roof fans

Gas blower heating to warehouse

Air conditioning to offices

Twin WC facilities inc Disabled WC

2 up and over loading doors (3x5m and 4x5m)

Min eaves height 5.78m

Ridge height 7.30m

## Terms

To Let: £70,000 per annum

VAT: Applicable

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

Service Charge: Applicable

## EPC

EPC - TBC



## Floor Area (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	4,206	390.74
First Floor	1,164	108.14
<b>Total Area</b>	<b>5,370</b>	<b>498.87</b>

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

## Business Rates

From enquiries we understand that for the current year the rateable value is £46,000 with rates payable in the order of £22,954 per annum. Interested parties are advised to contact the relevant local authority.

## Further Information

Viewing strictly by appointment:

### Eamon Kennedy

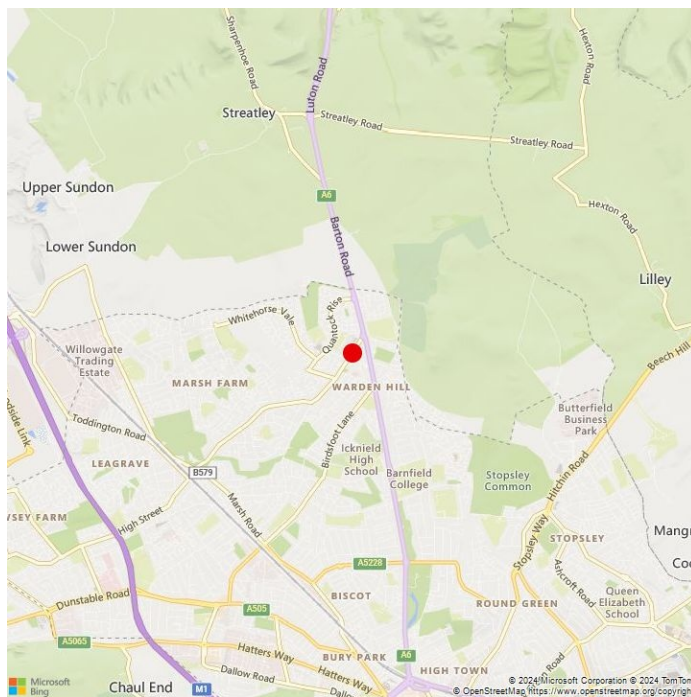
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