

# TO LET - INDUSTRIAL/WAREHOUSE UNIT WITH LARGE SECURE YARD



Unit H3 & H4 Park Avenue Industrial Estate, Sundon Park Road, Luton LU3 3BP

8,934 SqFt (829.97 SqM)

£107,000 per annum exclusive

- Large Secure Yard
- Well established industrial area of Luton
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## 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

The property comprises of two interconnecting units, both open-plan industrial warehouse with office space. There is allocated parking to the front and a large, secure yard to the back.

## Specification:

Mains services  
Three-phase power  
2 electric roller shutters  
Ground floor office space  
WC and Kitchen facilities  
Allocated car parking

## Terms:

To Let: £107,000 per annum exclusive  
VAT: Applicable  
Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.  
Service Charge: £TBC per annum.

## Floor Area (GIA)

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

Accommodation	sq ft	sq m
<b>Total Area</b>	<b>8,934</b>	<b>829.97</b>

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

## EPC

D - 83

## Business Rates

From enquiries we understand that for the current year the rateable value is £50,500 per annum with rates payable in the order of £25,199.50 per annum.

## Further Information

Viewing strictly by appointment:

## Eamon Kennedy

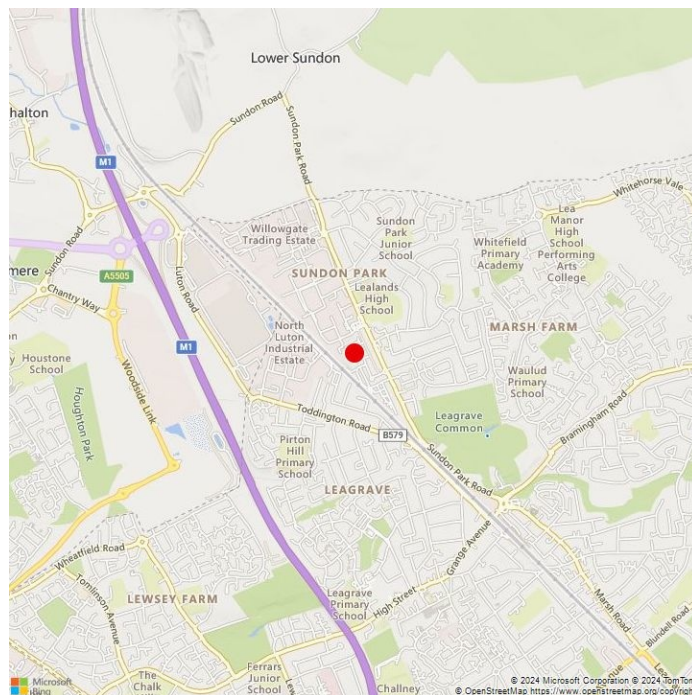
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