

TO LET - WAREHOUSE/INDUSTRIAL UNIT



2A Seymour Road, Luton, Bedfordshire LU1 3NL

3,075 SqFt (285.67 SqM)

£22,500 per annum exclusive

Location

2a Seymour Road is strategically situated in Luton, offering excellent access to major transportation networks. Located within close proximity to the M1 motorway, the unit provides convenient links to London, the Midlands. Luton Airport is also nearby, enhancing the logistical advantages for businesses.

Description

The unit features open-plan storage space, complemented by storage yard areas at both the front and back. It is equipped with manual roller shutter doors, facilitating easy access and loading. The unit benefits from single-phase electricity and includes WC facilities. Additionally, it is secured with a fully functioning intruder alarm system.

Floor Area (GIA)

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

Accommodation	sq ft	sq m
Storage Unit	1,134	105.35
External Storage	1,941	180.32
Total Area	3,075	285.67

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

EPC

The property has an EPC rating of: TBC

Business Rates

From enquiries we understand that for the current year the rateable value is £9,800. This property may qualify for small business rate relief. Interested parties are advised to contact the relevant local authority.

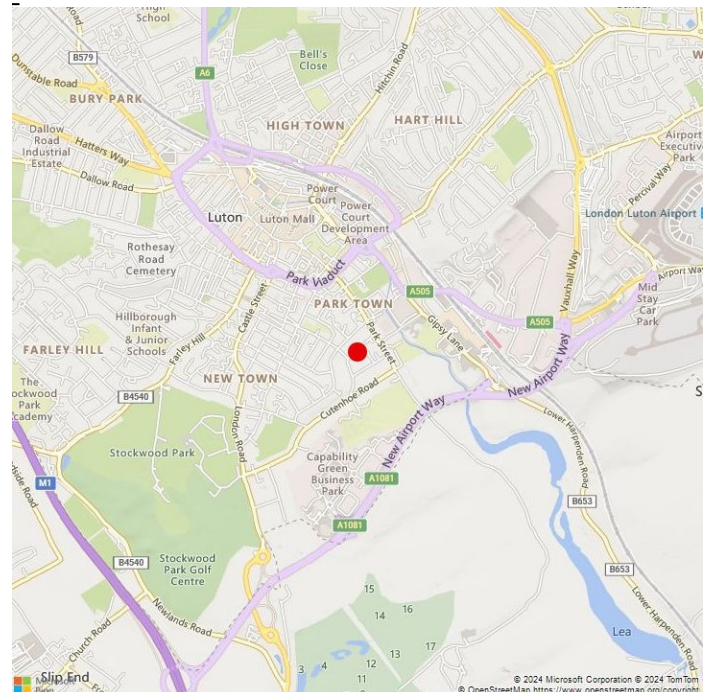
Further Information

Viewing strictly by appointment:

Courtney Cummins

01582 738 866

courtney.cummins@kirkbydiamond.co.uk



DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP