

TO LET - REFURBISHED INDUSTRIAL/WAREHOUSE UNIT



Unit C Park Avenue, Luton LU3 3AE

5,772 SqFt (536.22 SqM)

£72,500 per annum exclusive

- New Solar PV 14.5kWp system installed to the roof.
- New triple skin rooflights.
- Roof coated with 25-year guarantee.
- New kitchen and WCs throughout

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

Refurbished Warehouse / Industrial Unit
Offices to ground floor.
Allocated car parking to the front of the unit.
All mains services.
Three phase power.

Specification

- Solar PV 14.5kWp system installed to the roof.
- New triple skin rooflights.
- Roof coated with 25-year guarantee.
- Gutters 10-year guarantee.
- Elevations decorated with 10-year guarantee.
- Epoxy resin floor slab.
- New kitchen.
- New WCs throughout.
- New building fabric generally (decs, carpet, doors, windows, trunking etc).
- EV charging points
- Loading door. (H 4.79m x W 3.78m)

Floor Area (GIA)

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

Accommodation	sq ft	sq m
Total Area	5,772	536.22

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

VAT

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

EPC

The property has an EPC rating Band - TBC

Business Rates

Rateable value: £53,000
The current multiplier for 2022/2023 54.6p payable
With rates payable in the order of £28,938 per annum
Interested parties are advised to contact the relevant local authority.

Further Information

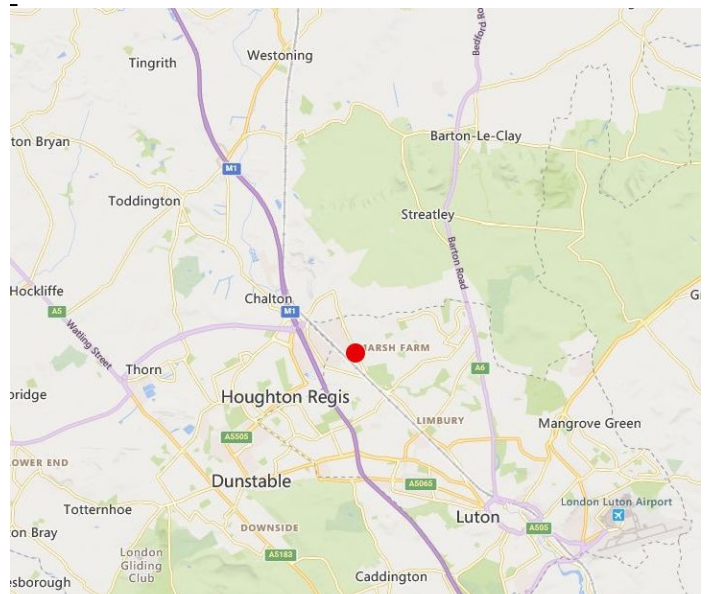
Viewing strictly by appointment:

Eamon Kennedy

07887 835 815
eamon.kennedy@kirkbydiamond.co.uk

Courtney Cummins

01582 738 866
courtney.cummins@kirkbydiamond.co.uk



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