

TO LET - INDUSTRIAL/WAREHOUSE



Unit 21 (Postal Unit 11), Scott Road Industrial Estate, Luton LU3 3BF

3,186 SqFt (295.98 SqM)

£44,600 per annum

- Within an established industrial area
- Secure estate
- Roller shutter door
- Parking to the front

Location

- Located in the established commercial district of Sundon Park area of Luton, approximately 4 miles north west of Luton Town Centre.
- Scott Road is accessed off Park Avenue and Sundon Park Road and provides good access to Junction 11 and 11a of the M1 and the A505 and A6.
- London Luton Airport is within 5 miles.
- Junction 11a of the M1 Motorway is approximately 3/4 mile away.
- British Rail Thameslink, Leagrave Station is within 2 miles.
- London Luton Airport is within 5 miles and Leagrave Mainline railway station is within 1 mile.

Description

This is a mid-terraced industrial unit with the well established Scott Road Industrial Estate in Luton.

- Parking to the front of the unit
- All mains services.
- Secure estate with gated out of hour access.
- Full height roller shutter door.
- Ground floor office.
- 5.88m Eaves height.
- WC facilities.

Terms

To Let: £44,600 per annum + VAT

VAT: Applicable

Service Charge: £904.12 + VAT per annum

Business Rates

From enquiries we understand that for the current year the rateable value is £29,500 with rates payable in the order of £14,720.50 per annum. Interested parties are advised to contact the relevant local authority.

Accommodation

The property consists of a mid terraced industrial unit within a secure estate.

The property comprises open plan warehouse space and office accommodation to the ground floor.

The unit benefits from a roller shutter loading door and allocated parking to the front.

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
Total Area	3,186	295.98

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

EPC

The property has an EPC rating of: C (72)

Further Information

Viewing strictly by appointment:

Eamon Kennedy

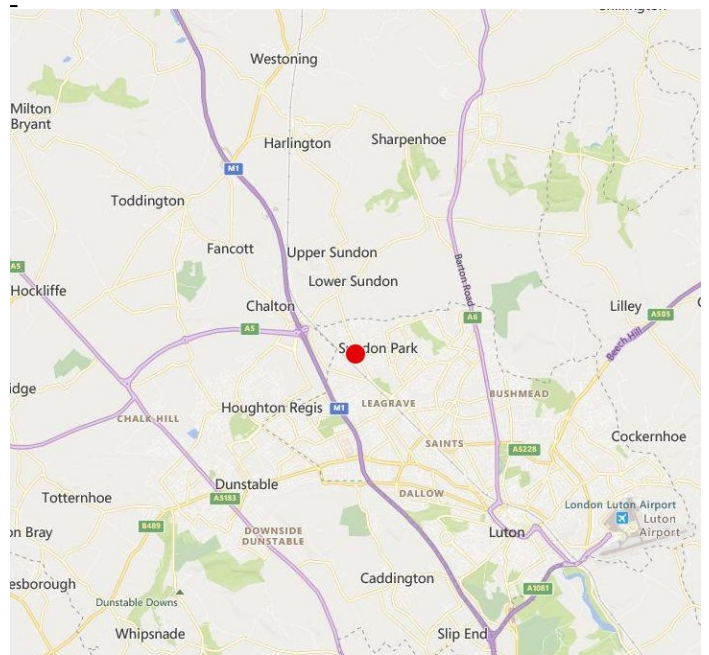
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