

TO LET - Industrial / Trade Counter Units



Unit 19 (Postal 10) and Unit 21 (Postal 11)
Scott Road Industrial Estate
Sundon Park
Luton LU3 3BF

£89,250 per annum exclusive

- Parking to the front of the units
- Secure estate with gated out of hour access
- Full height roller shutter doors
- All mains services

6,372 Sq Ft (591.96 Sq M)

Location

Located in the established commercial district of the 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

The Units are within the well-established Scott Road Industrial Estate in Luton. Unit 19 is end of terrace and Unit 21 is mid terraced within a secure estate. The units comprise of an open plan warehouse space and office accommodation to the ground floor. The units benefit from roller shutter doors and allocated parking to the front.

Terms

To Let: £89,250 per annum exclusive
VAT: Applicable
Service Charge: £1,761 per annum + VAT

Business Rates

From enquiries we understand that for the current year the rateable value for both units is £57,250 with rates payable in the order of £28,567 per annum. Interested parties are advised to contact the relevant local authority.

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Accommodation

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

Floor Area (GIA – Gross Internal Area)

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Accommodation	Sq Ft	Sq M
Unit 19	3,186	296
Unit 21	3,186	296
Total	6,372	591.96

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

EPC

Unit 19 has an EPC rating of C (67)
Unit 21 has an EPC rating of C (72)

Viewings

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