

## TO LET – LIGHT INDUSTRIAL/STORAGE UNIT



### **Unit H14, Park Avenue Industrial Estate, Luton, LU3 3BP**

**2,730 Sq. Ft (253.62 Sq. M)**

**£37,000 per annum exclusive**

- To Be Refurbished
- Established Industrial Estate With Excellent Transport Links
- All Mains Services including Three Phase Power
- Roller Shutter Loading Door
- Suitable for storage and a variety of other uses within Use Class (B1/B8/E)

**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:**

Comprising an end of terrace, light industrial unit.

**Specification:**

- All mains services including three-phase power
- Parking to the front of the unit
- 4m Eaves Height
- Roller shutter loading door
- WC facilities

**Terms:**

Available to let on a full repairing and insuring lease for a term to be agreed at a rental of £36,850 per annum exclusive.

There is an Estates Charge payable for the provision maintenance and repair of the estate. Further information available upon request.

**VAT:**

VAT is applicable.

**EPC:**

TBC

**Accommodation:**

The property has been measured in accordance with the RICS Property Measurements Standard 6<sup>th</sup> Edition on a Gross Internal Area (GIA) basis.

Accommodation	Sq. Ft	Sq. M
Industrial/Storage Unit	2,730	253.62

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

**Business Rates:**

Rateable value: £24,250

The current multiplier for 2024/25 49.9p payable

Interested parties are advised to contact the relevant Local Authority.

**Viewings:**

Strictly by appointment. For viewings and further information please contact the sole agents:

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