

TO LET – LIGHT INDUSTRIAL/STORAGE UNIT



Unit 25b, Park Avenue Industrial Estate, Luton, LU3 3BP

1,324 Sq. Ft (123.04 Sq. M)

£19,200 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 a semi-detached, single story light industrial unit.

Specification:

- All mains services including three-phase power
- Roller shutter loading door
- 3.25m Eaves Height
- WC Facilities
- Fluorescent Strip Lighting

Terms:

Available to let on a full repairing and insuring lease for a term to be agreed at a rental of £19,200 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 6th Edition on a Gross Internal Area (GIA) basis.

| Accommodation | Sq. Ft | Sq. M |
|-------------------------|--------|--------|
| Industrial/Storage Unit | 1,324 | 123.04 |

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

Business Rates:

Rateable value: £13,000

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:

Courtney Cummins

01582 738 866

courtney.cummins@kirkbydiamond.co.uk

Chris Richards

01582 550 210

chris.richards@kirkbydiamond.co.uk

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