

# TO LET

1,324 Sq Ft (123 Sq M)

- 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)



## Unit 25b Park Avenue Industrial Estate

Sundon Park Road, Luton, LU3 3BP

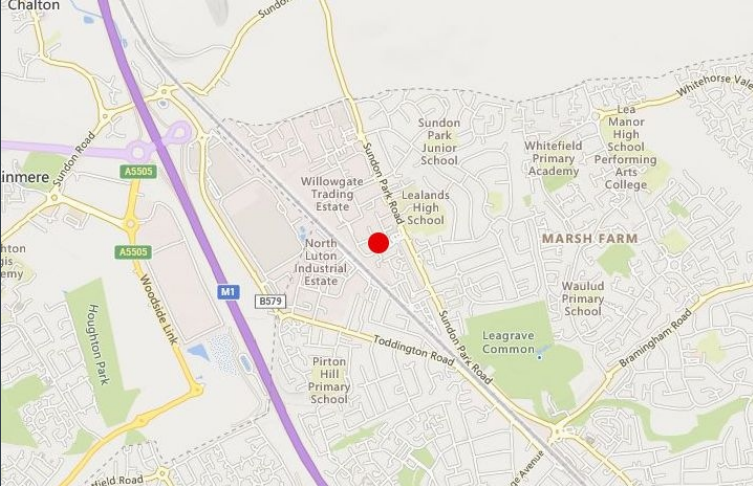
**>D KirkbyDiamond**

Contact: Courtney Cummins or Chris Richards

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)





## 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.

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Google Maps

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## DESCRIPTION

- Comprising a semi-detached, single story light industrial unit
- All mains services including three-phase power
- Roller shutter loading door
- 3.25m Eaves Height

## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £19,200 per annum exclusive.

VAT Applicable.

## ACCOMMODATION

Total	123 SQ M	1,324 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

**Business Rates:** Rateable value: £13,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** £1,748.40 per annum exclusive

## CONTACT:

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