









TO LET Fully Refurbished Industrial Units



1,785 sq ft to 2,410 sq ft

Units H6, H8 & H9 Park Avenue Industrial Estate,
Park Avenue, Luton, Bedfordshire, LU3 3BP



-  Town Centre: 5 miles.
-  M1 Jct 11: 3 miles.
-  Luton railway station: 5 miles.
-  Lighting to warehouse, works office, manual loading door, WC facility.
-  All mains services connected. Three phase power.
-  Allocated car parking.
-  4 metre eaves height (13ft)
-  Leasehold: £6.75 per sq ft



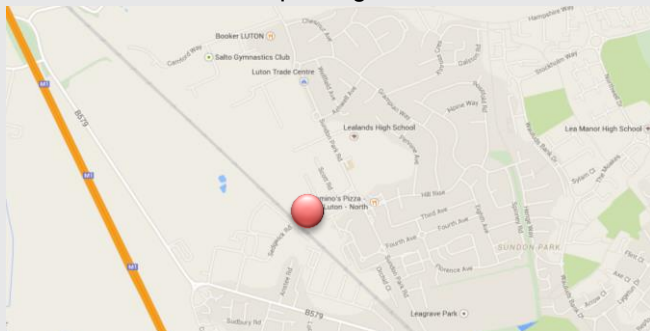
Location

- Park Avenue Estate, within an established industrial area, is well placed off Sundon Park Road & adjacent to Scott Road Industrial Estate.
- London Luton Airport is within 6 miles.
- Luton Town centre is approximately 5 miles distant.
- Junction 11 of the M1 Motorway is within 3 miles, providing access to London and the North.



Description

- Fully refurbished block of industrial units.
- Lighting to warehouse.
- Works office.
- Manual loading door.
- Allocated car parking.



Specification

- Mains services.
- Three phase power.
- Manual loading door.
- WC Facility.



Floor Area (Gross Internal Area - GIA)

The property has been measured in accordance with the RICS Code Of Measuring Practice 6th Edition.

Units range from 1,785 sq ft – 2,410 sq ft

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



Terms

- Leasehold: £6.75 per sq ft
See attached schedule for individual prices.
- Service charge: Applicable
- VAT: Applicable at the appropriate rate



Business Rates

- Rateable Value: Please see attached schedule.
- Any incoming tenant should make their own enquiries with the local authority to verify the exact amount of rates payable.



Viewing

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Misrepresentations Act:

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Address	Size SQ FT	Quoting Rent pa	Rateable Value	Availability
Unit H6	2,410	£16,400	£14,000	LET
Unit H8	1,785	£12,200	£9,700	Available
Unit H9	1,785	£12,200	£8,700	Under Offer
Unit H11	1,700	£12,000	£8,600	Available
Unit H12	1,796	£12,200	£10,250	LET
Unit H13	1,796	£12,200	£10,750	LET
Unit H14	2,730	£18,500	£13,000	Under Offer



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