

TO LET

2,277 - 6,822 Sq Ft

(211.53 - 633.76 Sq M)

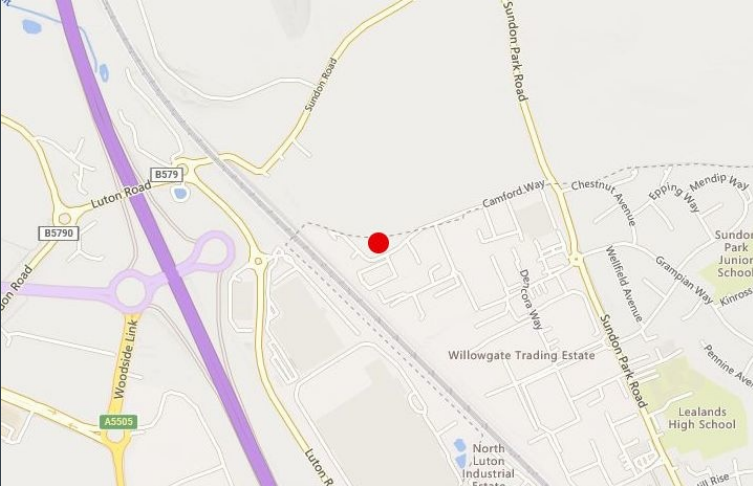
- **INDICATIVE PHOTOS - POST REFURBISHMENT**
- To be refurbished
- Three industrial units
- Each featuring a single electric roller shutter door, an office, and a WC
- The units also include loading and parking facilities



INDICATIVE PHOTOS - POST REFURBISHMENT

190 - 199 Camford Way

Luton, LU3 3AN



LOCATION

- The premises are located in the well established Sundon Industrial area to approximately 4 miles to the north of Luton Town Centre
- J11a M1 is 2.4 miles distant, j11 itself is within 3.2 mile.
- British Rail Thameslink Legrave station is 1.5 miles distant
- Milton Keynes is 19.6 miles away.
- Bedford is 18 miles distant.

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INDICATIVE PHOTOS - POST REFURBISHMENT



INDICATIVE PHOTOS - POST REFURBISHMENT

DESCRIPTION

- INDICATIVE PHOTOS - POST REFURBISHMENT
- Three industrial units featuring a single loading door, an office, and a WC
- The units also include loading and parking facilities and are set to be refurbished
- Further details on the refurbishment specification are available upon request

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £15.50 psf. VAT is payable.

ACCOMMODATION (Gross Internal Area*)

Unit 4	211.53 SQ M	2,277 SQ FT
Unit 6	212.56 SQ M	2,288 SQ FT
Unit 9	209.68 SQ M	2,257 SQ FT
Total	633.76 SQ M	6,822 SQ FT

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

EPC: The property has an EPC rating of: C - 64

Business Rates: Available upon request

Estate Charge: The Estate Charge is currently running at £1.24 psf

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