

TO LET

1,324 - 10,083 Sq Ft

(123 - 936.71 Sq M)

- Refurbished Units
- Three phase power
- Electric Roller shutter
- WC and Kitchen facilities
- All mains services



Park Avenue Industrial Estate

Park Avenue, Sundon Park Road, Luton, LU3 3BP

 **KirkbyDiamond**

Contact: Eamon Kennedy or Courtney Cummins

Tel: 01582 738866

kirkbydiamond.co.uk



LOCATION

- A well-established industrial and logistics hub offering a range of high-quality warehouse and industrial units suitable for a variety of occupiers
- Strategically located with excellent transport links, easy access to major road networks, seamless connectivity to regional and national markets
- The estate is situated just off Sundon Park Road adjacent to Scott Road Industrial Estate
- Junction 11a of the M1 Motorway is within 6 miles of the property
- Luton Town Centre is within 6 miles

 what3words
///encounter.slam.stones

 Google Maps

[Click here](#)



DESCRIPTION

- Variety of sizes available
- Well managed estate
- Electric roller shutters
- Allocated parking, and communal parking on the estate.

TERMS

Rent available on application.

Available by way of a new FRI lease for a term to be agreed.

VAT is payable

ACCOMMODATION (Gross Internal Area*)

Total	936.71 SQ M	10,083 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: Available upon request

Business Rates: Available upon request

Service Charge: Available upon request

CONTACT:



EAMON KENNEDY

07887 835 815 eamon.kennedy@kirkbydiamond.co.uk



COURTNEY CUMMINS

07810 775 492 courtney.cummins@kirkbydiamond.co.uk

KIRKBY DIAMOND

01582 738866