

TO LET

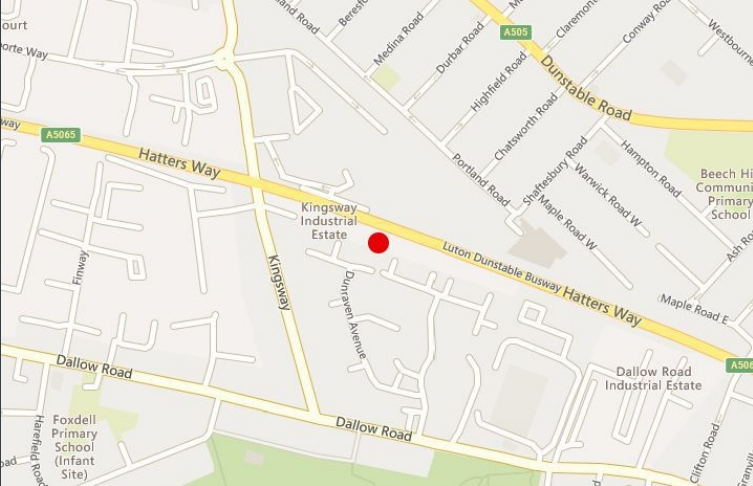
3,390 Sq Ft (314.93 Sq M)

- Full height roller shutter door
- Ideal for light industrial trades and/or distribution
- Prominent location
- Integral offices and W/C facilities
- Allocated parking



Unit G Kingsway Industrial Estate

Kingsway, Luton, LU1 1LP



LOCATION

- The property is situated on the prominent and well-established Kingsway Industrial Estate.
- Just off the main A505 (Hatters Way), between Luton and Dunstable.
- The estate fronts onto Hatters Way with excellent links to Luton Town Centre also to Dunstable, the A5 and the M1
- Luton Railway Station is the nearest train station, located about 1.1 miles from Kingsway Industrial Estate.
- The Estate is conveniently located approximately 2.1 miles from London Luton Airport.

/// what3words

///pools.weeks.cubes

Google Maps

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DESCRIPTION

- This property comprises of an open plan industrial unit.
- This unit extend to approx 3,390 sq ft
- The unit benefits from a full height roller shutter loading door and a mezzanine
- Allocated parking is provided to the front of the unit
- Kitchen/breakout area

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £42,500. VAT is payable.

Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

ACCOMMODATION (Gross Internal Area*)

Total	314.93 SQ M	3,390 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C- 68

Business Rates: Available upon request

Estate Charge: £3,100 per annum exclusive

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