

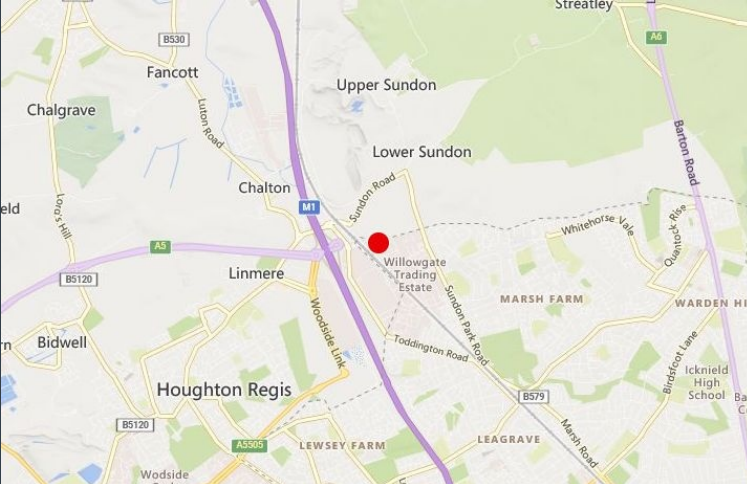
TO LET

2,264 Sq Ft (210.33 Sq M)

- To be Refurbished
- All Mains Services
- Parking and Loading areas
- Secure Estate
- Further details on the refurbishment specification are available upon request



Unit 6 196 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. The average train time from Legrave to London St Pancras International is around 35 to 45 minutes.
- 196 Camford Way is approximately 5 miles (8 km) from Luton Airport by road.
- Milton Keynes is 19.6 miles away. Bedford is 18 miles distant.

/// what3words

///alleyway.gives.direction

Google Maps

Click here



DESCRIPTION

- Mid-terrace industrial unit featuring a single concertina loading door, an office, and a single WC
- The unit also offers loading and parking facilities
- Office and WC Facilities
- 5m Eaves Height

TERMS

We are currently quoting £35,500 per annum exclusive, post refurbishment.

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

VAT is payable

ACCOMMODATION (Gross Internal Area*)

Total	210.33 SQ M	2,264 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C - 63

Business Rates: Available upon request

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

CONTACT:



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



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

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