

TO LET

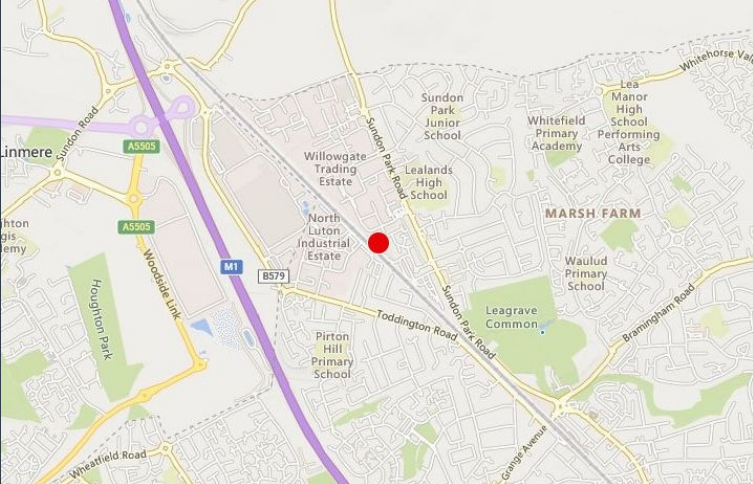
8,934 Sq Ft (829.97 Sq M)

- › Large Secure Yard (Approx 10,000 sq ft) with seperate access
- › Well established industrial area of Luton
- › 3 electric roller shutters
- › Three-phase power
- › Office, WC, Kitchen and shower facilities



Unit H3 & H4 Park Avenue Industrial Estate

Sundon Park Road, Luton, LU3 3BP



LOCATION

- Park Avenue Industrial Estate is a well established industrial area of Luton
- The estate is situated just off Sundon Park Road adjacent to Scott Road Industrial Estate
- Junction 11a of the M1 Motorway is within 3 miles of the property
- Luton Town Centre is within 6 miles
- London Luton Airport within 6 miles

what3words
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Google Maps
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DESCRIPTION

- The property comprises of two interconnecting units, both open-plan industrial warehouse with office space
- There is allocated parking to the front and a large, secure yard to the rear with separate access.
- All mains services
- Three-phase power
- 3x Electric Roller Shutters.

TERMS

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

Rent available on application.

VAT is Payable.

ACCOMMODATION (Gross Internal Area*)

Unit	829.97 SQ M	8,934 SQ FT
Secure Yard	929 SQ M	10,000 SQ FT
Total	829.97 SQ M	8,934 SQ FT

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

EPC: D - 83

Business Rates: Rateable value is £50,500. For the rates payable please contact us or www.voa.gov.uk

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