

TO LET

2,427 Sq Ft (225.47 Sq M)

- End of terrace industrial unit
- Roller shutter door
- 4 car parking spaces
- 1 mile from Luton town centre
- Refurbished Unit



Unit 5 Greenwood Court

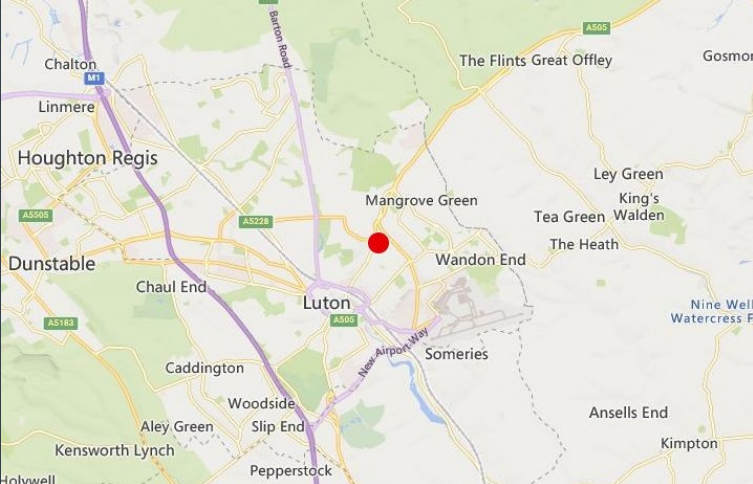
Ramridge Road, Luton, LU2 0TN

>D KirkbyDiamond

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LOCATION

- The property is situated on Greenwood Court, a small industrial estate comprising of 10 industrial units in the Round Green area of Luton
- Greenwood Court is accessed off Ramridge Road and is within 1 mile of Luton town centre
- Luton's mainline railway station is also within 1 mile
- Hitchin Road is adjacent to Greenwood Court which provides a high street of retail shops with a high footfall

 what3words

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 Google Maps

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DESCRIPTION

- Comprising an end of terrace light industrial unit
- The unit is predominantly open plan and benefits from $\frac{3}{4}$ full height warehouse space, 2 W/Cs, electric blower heater, suspended LED lighting, electric roller shutter door, and personnel door with security shutter
- There are 2 partitioned cellular offices within the unit as well as a mezzanine for office accommodation and storage
- There are 4 car parking spaces to the front of the unit

TERMS

Rent available on application.

The premises are available on a new full repairing and insuring lease for a term to be agreed.
VAT is payable on the purchase price.



ACCOMMODATION

Total	225.47 SQ M	2,427 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E (115)

Business Rates: From enquiries we understand that for the current year the rateable value is £17,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Currently running at approximately £1,000 per annum exclusive.

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