

# TO LET

2,347 Sq Ft (218.04 Sq M)

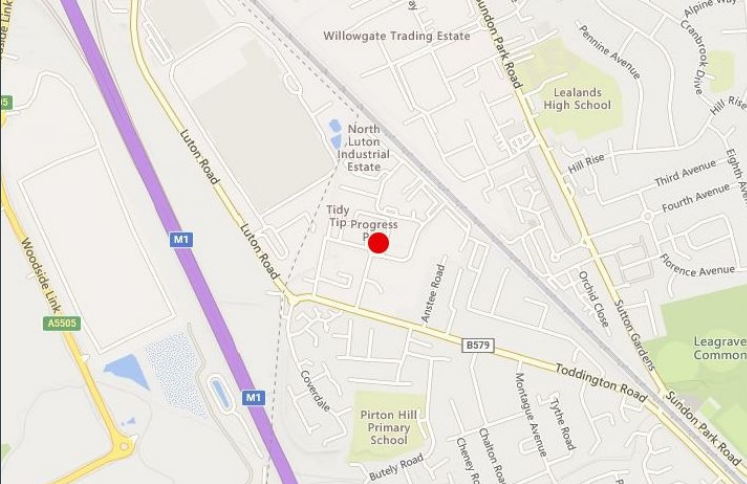
- › Business unit, Storage Space to ground floor, open plan and cellular offices to first floor
- › 3 car parking spaces
- › Meeting room, open plan offices and storage
- › Roller shutter door
- › Three phase electrics



**14A**

**Ribocon Way, Luton, LU4 9UR**





## LOCATION

- Ribocon Way is located within the established Sundon and Toddington Road industrial areas to the north of Luton.
- The estate benefits from excellent connectivity, situated approximately 2 miles from Junction 11a of the M1 Motorway and around 2.8 miles from Junction 11.
- Luton Train Station is approximately 3.5 miles to the south, providing direct services to London St Pancras in under 30 minutes
- London Luton Airport is around 5.5 miles away

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Google Maps

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## DESCRIPTION

- The property provides a mid terrace light industrial business unit with forecourt loading and parking
- The unit benefits from an up and over loading door and full mezzanine
- Storage/ office space at ground floor and open plan office accommodation at first floor
- WC/ kitchenette facilities are provided
- Suitable to a number of business occupiers

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £28,000.

VAT is not payable.

## ACCOMMODATION

Ground floor	106.18 SQ M	1,143 SQ FT
First Floor	111.85 SQ M	1,204 SQ FT
<b>Total</b>	<b>218.04 SQ M</b>	<b>2,347 SQ FT</b>

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

EPC: C (71)

**Business Rates:** The rateable value is £29,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** £480 per annum exclusive

## CONTACT:



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