

**FOR SALE/TO LET**

**29,105 Sq Ft**

(2,703.85 Sq M)

- Rare Freehold
- Located close to junction 11a of the M1 motorway.
- Three single level loading roller-shutter doors to the front elevation.
- Approximately 23 car parking spaces



**Unit 4 Sedgwick Road**

**Luton, LU4 9DT**





## LOCATION

- The property is situated on the northern edge of the town on the North Luton Industrial Estate.
- The estate benefits from the excellent communication links to London and the north, located close to junction 11a of the M1 motorway.
- Leagrave Station: Approximately 1 mile and Luton Station: Located around 3 miles ) from Sedgwick Road.
- London Luton Airport: Approximately 5 miles (8 kilometers) from Sedgwick Road.

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Google Maps

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## DESCRIPTION

- The property comprises of an industrial unit with an attached two-storey office and storage building on the front.
- The unit has the benefit of three single level loading roller-shutter doors to the front elevation.
- The property has approximately 23 car parking spaces and goods loading area immediately to the front of the site.
- The property also has an extensive mezzanine floor of approximately 9,800 sq ft, which has NOT been included in the sizes as will likely be removed, unless it is requested to stay.

## TERMS

Available by way of a new FRI lease for a term to be agreed. Rent available on application.

The freehold interest is available to purchase. Price on application.

VAT Applicable.



## ACCOMMODATION

**Total** **2,703.85 SQ M** **29,105 SQ FT**

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

**EPC: C (67)**

**Business Rates:** For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** TBC

## CONTACT:



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