

# TO LET

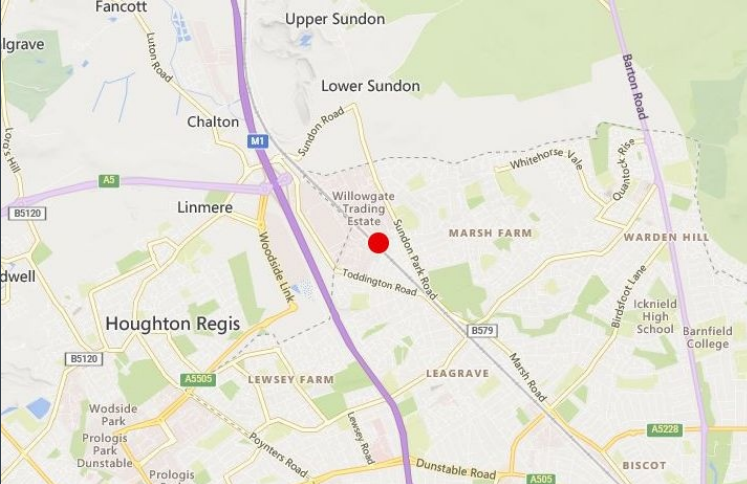
2,513 Sq Ft (233.46 Sq M)

- Well established industrial area of North Luton
- Roller shutter door
- 3 Phase Power
- Close to Jct 11a of M1
- To be refurbished



## Unit H6 Park Avenue Industrial Estate

Sundon Park, 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

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Google Maps

Click here



## DESCRIPTION

- Comprising an end of terrace, light industrial unit
- All mains services including three-phase power
- Parking to the front of the unit
- 4m Eaves Height

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £34,000 per annum exclusive. VAT is payable.

## ACCOMMODATION (Gross Internal Area\*)

Total	233.46 SQ M	2,513 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D 77

**Business Rates:** The rateable value is £21,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** £3,318.33 per annum exclusive

## CONTACT:



**EAMON KENNEDY**  
07887 835 815 [eamon.kennedy@kirkbydiamond.co.uk](mailto:eamon.kennedy@kirkbydiamond.co.uk)



**COURTNEY CUMMINS**  
07810 775 492 [courtney.cummins@kirkbydiamond.co.uk](mailto:courtney.cummins@kirkbydiamond.co.uk)

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