



# Park Avenue

## INDUSTRIAL ESTATE

PARK AVENUE • SUNDON PARK • LUTON • LU3 3BP



- /// JUNCTION 11, M1 – APPROXIMATELY 3 MILES
- /// LUTON MAINLINE RAILWAY STATION – APPROXIMATELY 4.5 MILES
- /// LONDON LUTON AIRPORT – APPROXIMATELY 7 MILES
- /// UNITS AVAILABLE FOR IMMEDIATE OCCUPATION

**TO LET // SELF CONTAINED WAREHOUSE/INDUSTRIAL UNITS**

## LOCATION

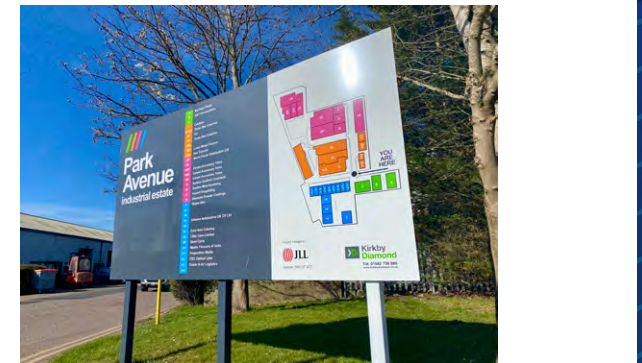
Park Avenue Industrial Estate is located in an established industrial area to the northwest of Luton town centre, within the suburb of Legrave. The estate is accessed via Sundon Park Road and benefits from excellent connectivity, lying just three miles from Junction 11 of the M1 motorway.

## DESCRIPTION

Park Avenue Industrial Estate is a substantial and well-established estate offering a total of 187,438 sq ft (GIA) across a variety of unit sizes, ranging from 1,300 - 22,455 sq ft.

Key features include:

- /// **Modern industrial units**
- /// **Excellent access to the M1 motorway**
- /// **Prime commercial/industrial location**
- /// **Close proximity to Luton town centre**
- /// **Well-maintained and landscaped environment**



- 1 Aldi
- 2 Tesco Express, Greggs, Subway, Dominos
- 3 McDonald's
- 4 BP/Pret A Manger
- 5 Legrave Station
- 6 Legrave Park
- 7 Lidl Distribution Centre
- 8 Ocado Distribution Centre
- 9 Planned Rail Freight Interchange



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### AVAILABILITY

Property	Size (sq ft)	Rent (pax)	Service Charge 2025/26	Rateable Value	Availability
22c Park Ave	10,083	£100,000	£13,314.51	£70,000	Available Now
H3 & H4 Park Ave	8,934				NOW LET
H6 Park Ave	2,513	£34,000	£3,318.33	£21,500	Available Now
B25 Park Ave	1,324				NOW LET
H12 Park Ave	1,324		£1,748.40	£13,000	Under Offer
H13 Park Ave	1,772	£26,000	£2,339.87	£14,250	Available Now
H14 Park Ave	2,730				NOW LET
Unit B Park Ave	4,491	£54,000	£5,930.39	£34,250	Available Now

### VIEWING

For viewing and further information, please contact the sole agent:

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