

# TO LET

3,385 Sq Ft (314.47 Sq M)

- Full height roller shutter door
- Ideal for light industrial trades and/or distribution
- Prominent location
- Integral offices and W/C facilities
- Allocated parking

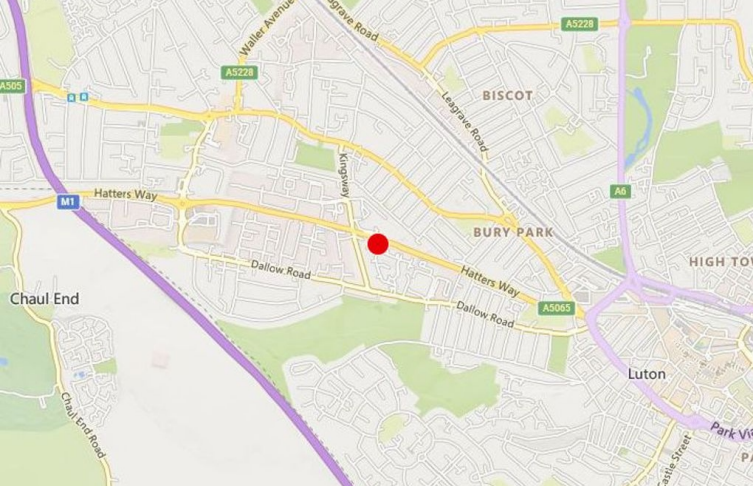


## Unit E Kingsway Industrial Estate

Kingsway , Luton, LU1 1LP

Contact: Chris Richards or Eamon Kennedy  
Tel: 01582 738866  
eddisons.com





## Location

- The property is situated on the prominent and well-established Kingsway Industrial Estate.
- Just off the main A505 (Hatters Way), between Luton and Dunstable.
- The estate fronts onto Hatters Way with excellent links to Luton Town Centre also to Dunstable, the A5 and the M1
- Luton Railway Station is the nearest train station, located about 1.1 miles from Kingsway Industrial Estate.
- The Estate is conveniently located approximately 2.1 miles from London Luton Airport.

 what3words

[///priced.keys.gear](https://www.what3words.com/priced.keys.gear)

 Google Maps

[Click here](#)



## Description

- This property comprises of an open plan industrial unit.
- This unit extend to approx 3,385 sq ft
- The unit benefits from a full height roller shutter loading door and a mezzanine
- Allocated parking is provided to the front of the unit
- Kitchen/breakout area

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent. VAT is payable.

Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Accommodation (Gross Internal Area\*)

Ground Floor Warehouse	259.93 SQ M	2,798 SQ FT
Ground Floor Office	54.53 SQ M	587 SQ FT
<b>Total</b>	<b>314.47 SQ M</b>	<b>3,385 SQ FT</b>

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

EPC: D - 84

**Business Rates:** The rateable value is £34,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Service charge: £3,100 per annum exclusive

**Estate Charge:** £3,100 per annum exclusive

## Contact:

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