

TO LET

1,772 Sq Ft (164.62 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 H13 Park Avenue Industrial Estate

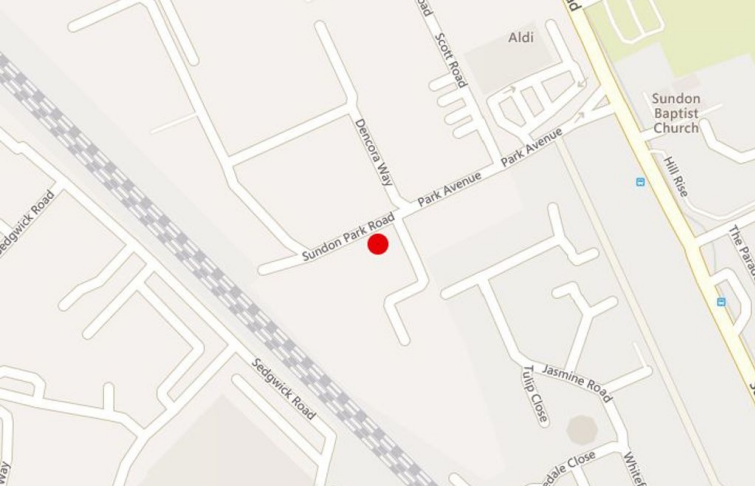
Sundon Park, Luton, LU3 3BP

Contact: Eamon Kennedy or Chris Richards

Tel: 01582 738866

eddisons.com





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

 what3words
///calculating.ridge.evenly

 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 £27,000 per annum exclusive. VAT is payable.

Accommodation (Gross Internal Area*)

Total	164.62 SQ M	1,772 SQ FT
--------------	--------------------	--------------------

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

EPC: TBC

Business Rates: The rateable value is £18,250. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: £2,339.87 per annum exclusive

Contact:

EAMON KENNEDY

[07887 835 815](tel:07887835815) eamon.kennedy@eddisons.com

CHRIS RICHARDS

[07983 775684](tel:07983775684) chris.richards@eddisons.com