

TO LET

2,288 Sq Ft (212.56 Sq M)

- › Self-Contained Office Unit
- › Open Plan Accommodation
- › Ancillary Meeting / Storage Rooms
- › Large Kitchen / Dining area
- › 5 Allocated Car Parking Spaces With Scope To Double Park



Unit 8A

Premier Business Park, Dencora Way, Luton, LU3 3HP

Contact: Chris Richards or Hannah Niven
Tel: **01582 738866**
eddisons.com





Location

- Situated on Premier Business Park, an established modern estate within the Sundon Park area of north Luton.
- The park benefits from excellent road connectivity, with easy access to the M1 via Junction 11A, linking directly to London and the wider national motorway network.
- Leagrave railway station is located a short drive away which provides frequent fast services to Central London via Luton Airport Parkway Station and The North.
- Local amenities include but are not limited to Aldi, Tesco Express, Subway, and a number of other cafes/eateries.

/// what3words

///tokens.goes.flaunting

 Google Maps

[Click here](#)



Description

- The property comprises the self-contained two storey office element which forms part of a larger end of terrace warehouse unit (not included).
- The ground floor accommodation comprises a large meeting/storage room, kitchen, and W/C.
- The first floor accommodation comprises the principal open plan office space and an additional board/meeting room.
- The property benefits from A/C throughout and 5 allocated parking with scope to double park if required.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £36,000 per annum inclusive.

VAT is payable.

Accommodation (Net Internal Area*)

Total **212.56 SQ M** **2,288 SQ FT**

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

EPC: The property has an EPC of B (49)

Contact:

CHRIS RICHARDS

07983 775684 chris.richards@eddisons.com

HANNAH NIVEN

07425 244 396 hannah.niven@eddisons.com

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.