

TO LET

10,083 Sq Ft

(936.71 Sq M)

- › Newly refurbished unit
- › **Flexible Lease terms available**
- › All mains services including three phase power
- › Electric roller shutter loading door
- › Optional ancillary 10,000 sq. ft approx. yard available



Unit 22c Park Avenue Industrial Estate

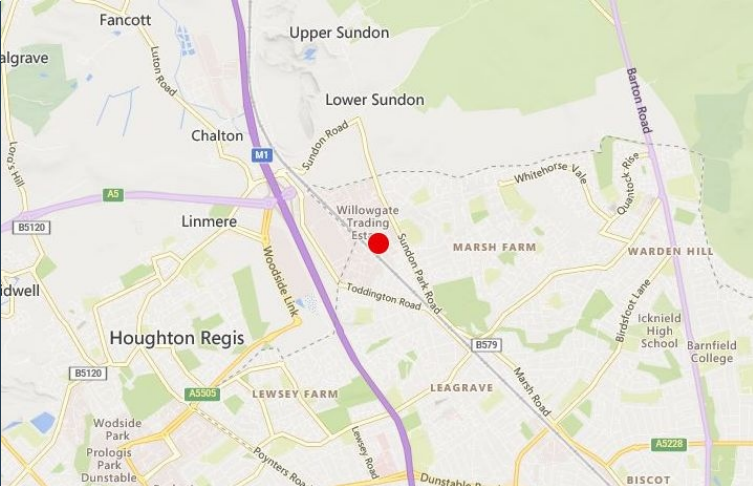
Park Avenue, Sundon Park Road, Luton, LU3 3BP

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

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 Google Maps
Click here

Description

- Fully refurbished Industrial unit
- Parking to the front.
- WC facilities and Kitchenette facilities
- Three phase power
- Ancillary secure yard extending to 10,000 sq. ft approx.

Terms

Rent available on application.

Available by way of a new FRI lease for a term to be agreed.

VAT is payable

Accommodation (Gross Internal Area*)

Total	936.71 SQ M	10,083 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B-36

Business Rates: The rateable value is £55,000. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: £14,226.32 per annum exclusive

Contact:

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