

FOR SALE/TO LET

2,147 Sq Ft (199.46 Sq M)

- › Detached Office Unit
- › Prominently Positioned On Established Estate
- › Easy Access To Transport Links
- › Staff Amenities Close By
- › 14 Allocated Car Parking Spaces

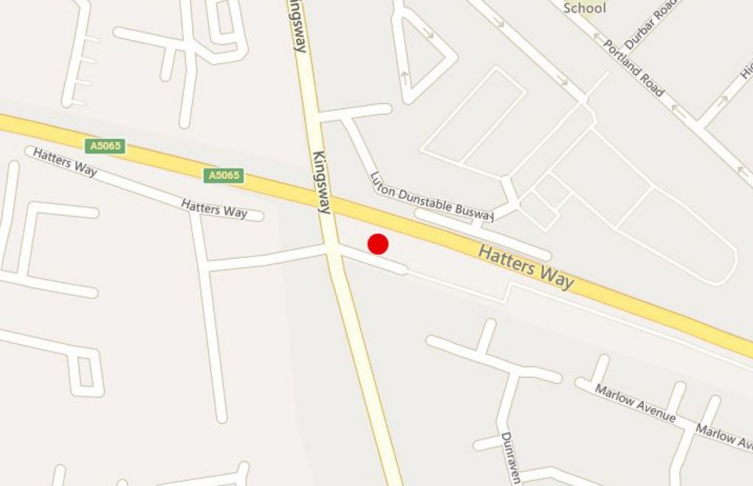


Unit A Kingsway Industrial Estate

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

///mass.call.newly

Google Maps

Click here



Description

- The property comprises of a detached two storey office building prominently positioned at the entrance of the well established Kingsway Industrial Estate.
- The accommodation is largely open plan on the ground floor with smaller cellular office/meetings rooms at first floor level.
- The property has newly been decorated and benefits from suspended ceilings with inset LED lighting, new carpets and vinyl flooring, tea points, W/C/s, and front and rear access.
- The property also benefits from 14 allocated parking spaces to the front and side elevations with scope to double park.

Terms

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

The freehold is available to purchase. Price on application.

VAT is payable.

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). 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.



Accommodation (Net Internal Area*)

Total	199.46 SQ M	2,147 SQ FT
-------	-------------	-------------

*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: The property has an EPC rating of E (115)

Business Rates: The rateable value is £25,250. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate. This is currently £2,085 per annum.

Contact:

CHRIS RICHARDS

07983 775684 chris.richards@eddisons.com

EAMON KENNEDY

07887 835 815 eamon.kennedy@eddisons.com