FOR SALE

30,576 Sq Ft

(2,840.51 Sq M)

- 5 electronically operated up and over loading doors.
- Three phase power and mains gas.
- 4.85 m clear height.
- Two storey office to the front of the unit with dedicated parking.
- LED lighting throughout.



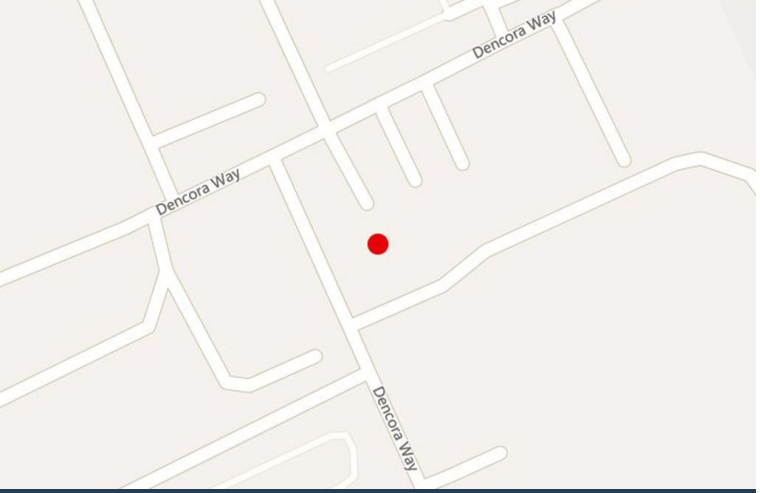
21 Sundon Industrial Estate

Dencora Way, Luton, LU3 3HP

Contact: Eamon Kennedy

eddisons.com

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Location

- The unit forms part of the Sundon Industrial Estate within the Sundon Park area of Luton.
- Located within an established commercial district.
- Accessed off Dencora Way and good access to the M1 junction via 11A approx 2.4 miles away.
- The property is located approx 1 mile from Leagrave train station with regular services to London St Pancras.
- Luton town is within 4 miles.

what3words
///tasteful.owner.nearing

Google Maps
Click here

Description

- The property is located on the popular Sundon Park Road.
- The production/storage unit is located at the end of a terrace and benefits from a two storey office building to the front of the unit with a secure loading/parking area to the rear.
- The unit benefits from a new roof replaced in 2017. There are 5 up and over loading doors, 2 to the front and 3 to the rear.

Terms

Freehold sale, the property is elected for VAT.

Accommodation (Gross Internal Area*)

Total	**2,840.51 SQ M**	**30,576 SQ FT**

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

EPC: C-64

Estate Charge: Available upon request

Contact:

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