TO LET

3,290 Sq Ft

(305.64 Sq M)



- Mid-terrace Industrial Unit
- 3-Phase Power
- 4.23m Eaves
- Full height electric roller shutter loading door
- Parking & forecourt loading

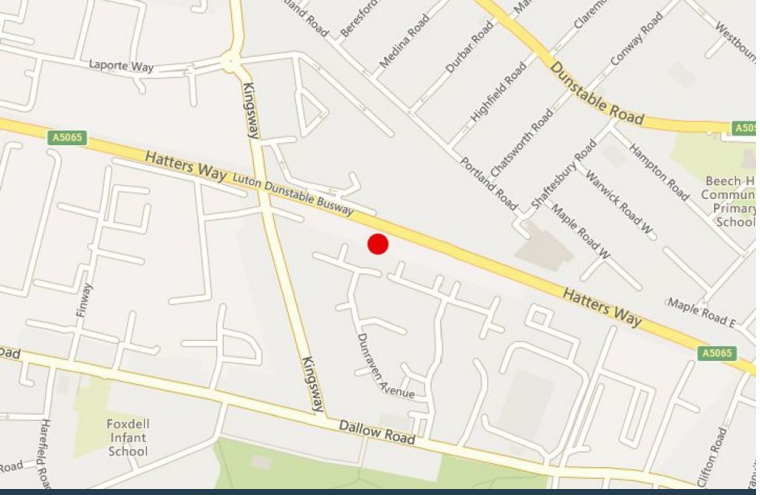
Unit M

Kingsway Industrial Estate, Luton, LU1 1LP

Contact: Chris Richards or Steve Cable

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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.

Google Maps
Click here

Description

- This property comprises of an open plan industrial unit and is situated on the prominent and well established Kingsway Industrial Estate.
- The unit benefits from a full height roller shutter loading door, LED lighting, 3-phase power, and W/C's.
- Parking is provided to the front of the unit.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £42,500 per annum exclusive.

VAT is payable.

Accommodation (Gross Internal Area*)

Total	**305.64 SQ M**	**3,290 SQ FT**

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

EPC: D-90

Business Rates: The rateable value is £30,000. 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 £3,190 per annum + VAT for Y/E December 2026

Contact:

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