FOR SALE

15,297 Sq Ft

(1,421.09 Sq M)



- Three phase power & gas supply
- Folding shutter door 4.9m x 5m high
- Fire alarm system
- Eaves height 5.7m
- Secure yard for loading & parking

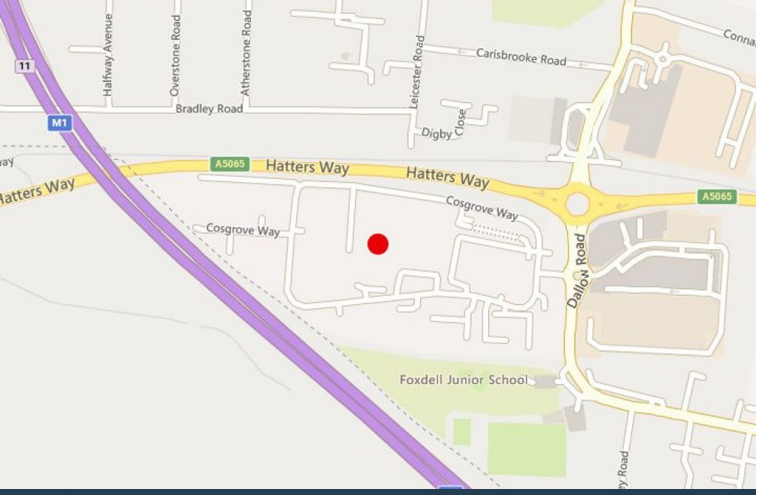
Unit 22

Cosgrove Way, Luton, LU1 1XL

Contact: Eamon Kennedy

eddisons.com

BTG Eddisons







Location

- Cosgrove Way Industrial Estate is situated off Dallow Road adjacent to B&Q.
- Excellent transport links with Junction 11 of the M1 motorway within 1 mile and Luton town centre within 2 miles.
- Established Industrial Estate in the western side of Luton.
- Leagrave train station approx 2 miles

what3words
///ship.lamps.glow

Google Maps
Click here

Description

- Industrial Unit with Secure yard
- Purpose built single storey unit with 2 storey office block to the front.
- 2 kitchen areas, W/C facilities and a shower.
- Parking for approx 23 cars plus loading.
- Fitted with substantial mezzanine floor.

Terms

Freehold sale £1.45 million. VAT is not applicable on this transaction.

Accommodation (Gross Internal Area*)

Ground Floor	**768.84 SQ M**	**8,276 SQ FT**
First floor offices	**66.52 SQ M**	**716 SQ FT**
Mezzanine	**585.73 SQ M**	**6,305 SQ FT**
Total	**1,421.09 SQ M**	**15,297 SQ FT**

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

EPC: C-51

Business Rates: The rateable value is £72,500. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

Contact:

EAMON KENNEDY
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