# TO LET

**6,336 Sq Ft** (588.61 Sq M)



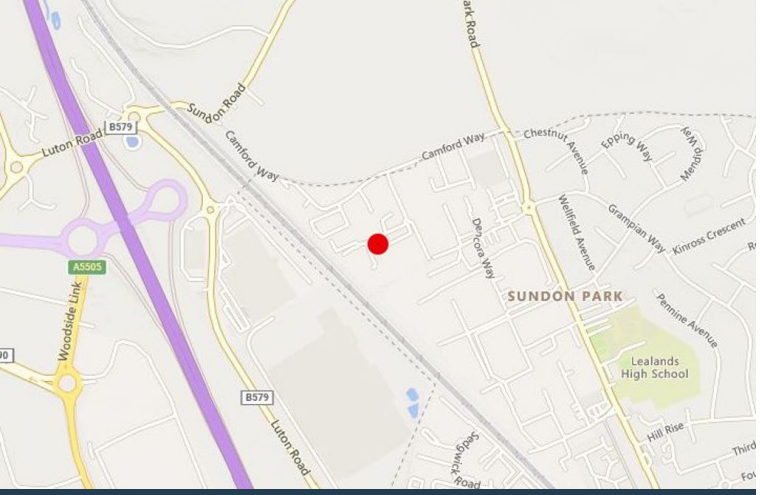
- Well Located & Newly Refurbished Warehouse/Industrial Unit.
- New insulated composite roof and upvc double glazed windows and doors.
- Refurbished offices with new suspended ceilings and electric panel heating.
- Three phase and single phase electricity.
- Allocated forecourt parking & loading.

## 120 Camford Way

Luton, LU3 3AN

Contact: Diccon Brearley or Eamon Kennedy
Tel: **01234 905128**
**eddisons.com**

BTG Eddisons








## Location

- The premises are located in the well established Sundon Industrial Area, approximately 4 miles to the north of Luton Town Centre and within 2 miles of the M1 J11a.
- Luton is located beside the M1 Motorway and approx 35 miles north of London City and 12 miles from the M25.
- London Luton Airport is 2 miles.
- British Rail Thameslink at Leagrave on the Thameslink Line, is 1 mile distant.

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Google Maps
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## Description

- A refurbished end-terraced light industrial/warehouse unit with integral office accommodation. In addition Unit 121 may be available offering a total combined size of 12,473 sq ft.
- The property has a new composite roof incorporating daylighting panels and has been entirely refurbished internally and externally.
- Full height electric roller shutter door for loading and access.
- New double glazed windows and doors.
- Shared front yard providing parking and loading.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £76,000 pa excl (Unit 121 at £73,500 pax). VAT is payable.

## Accommodation (Gross Internal Area*)

| | | |
|---|---|---|
| **Ground Floor** | **490.05 SQ M** | **5,275 SQ FT** |
| **First Floor Office** | **98.57 SQ M** | **1,061 SQ FT** |
| **Total** | **588.61 SQ M** | **6,336 SQ FT** |

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

**EPC:** C - 73.

**Business Rates:** The Rateable Value is £50,500 per annum. For the rates payable, please contact www.voa.gov.uk

**Service Charge:** There is a contribution towards common parts and external repair and maintenance. This is currently £0.20 per annum/psf.

## Contact:

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