

TO LET

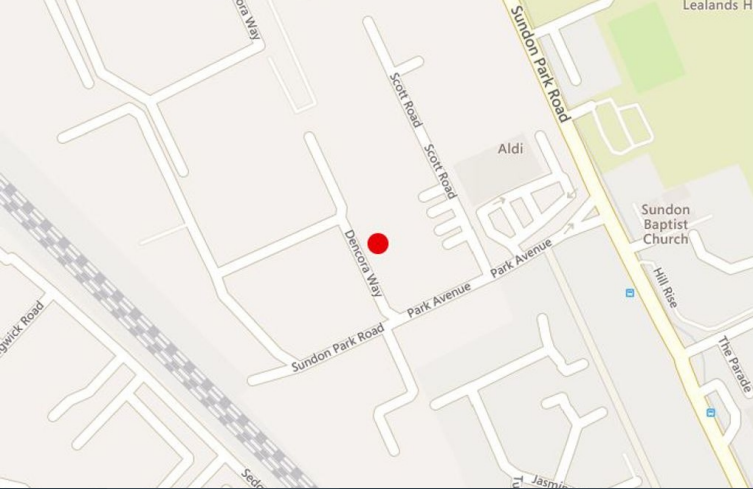
2,668 Sq Ft (247.86 Sq M)

- To Be Refurbished
- Established Industrial Estate With Excellent Transport Links
- All Mains Services including Three Phase Power
- Roller Shutter Loading Door
- Suitable for storage and a variety of other uses within Use Class (B1/B8/E)



Unit 26B Park Avenue Industrial Estate

Sundon Park Road, Luton, LU3 3BP



LOCATION

- Park Avenue Industrial Estate is a well established industrial area of Luton.
- The estate is situated just off Sundon Park Road adjacent to Scott Road Industrial Estate.
- Junction 11a of the M1 Motorway is within 3 miles of the property.
- Luton Town Centre is within 6 miles.
- London Luton Airport within 6 miles.

 what3words

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 Google Maps

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DESCRIPTION

- Comprising a semi-detached, single story light industrial unit
- All mains services including three-phase power
- Roller shutter loading door
- 5m Eaves Height

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £40,000 per annum exclusive.

VAT Applicable.

ACCOMMODATION (Gross Internal Area*)

Total	247.86 SQ M	2,668 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: The rateable value is £25,750. 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 £3,523.06 per annum.

VAT is payable.

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