

Unit 21 Sundon Industrial Estate

Dencora Way, Luton, LU3 3HP

adroit
REAL ESTATE ADVISORS



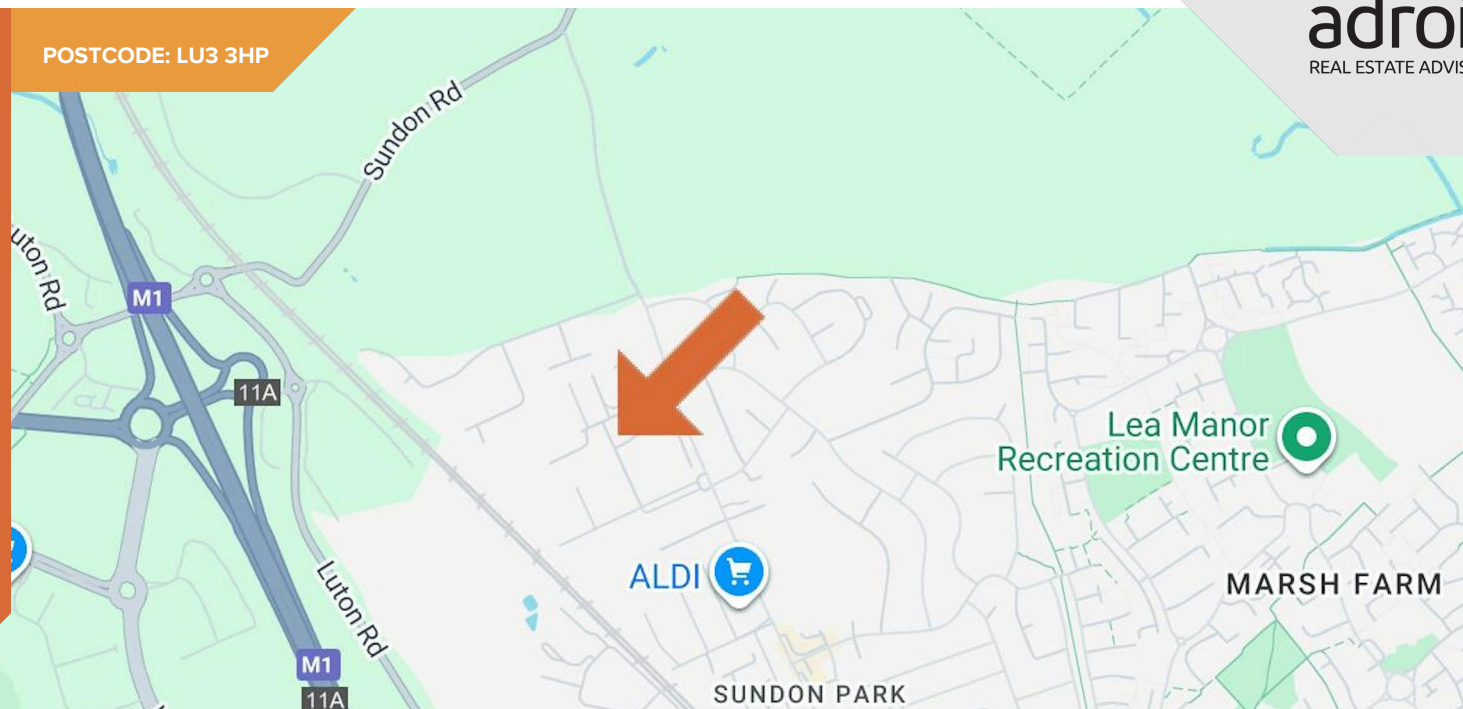
FOR SALE

30,576 sq ft (2,840.60 sq m)



POSTCODE: LU3 3HP

- 5 electronically operated up and over loading doors
- Secure yard to the rear of the property
- Two storey offices at the front with dedicated parking at the front of the unit
- 4.85m clear internal height
- LED lighting throughout
- Three phase power and mains gas
- Additional mezzanine area of 2,350 sqft (approx)



Description

A brick built industrial unit within one of the former SKF blocks on Sundon Park Road. The current owner has significantly invested in the property during their occupation including a new roof in 2017, the installation of 5 electronically operated up and over loading doors and the installation of LED lighting. Two storey offices sit at the front of the property where there is a dedicated car park with space for approx 18 cars (or more with double parking) and the option to load via two doors. A virtual tour of this property is available on the Adroit Real Estate Advisors website

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The factory area includes a small mezzanine of 2,350 sqft approx and has a clear internal height of 4.85m. We are currently making enquiries regarding the capacity of the three phase power supply and the mains gas. At the rear of the property there is a gated yard of approx 12,000 sqft and 3 further loading doors. The unit is offered for sale with vacant possession.

Location

The unit forms part of Sundon Industrial Estate within the Sundon Park area of Luton and is accessed off of Dencora Way. Sundon Park has good access to the M1 Motorway via M1 Junction 11A which is 2.4 miles away. The unit is 1.2 miles from Leagrave Train Station with regular services to London St Pancras. Nearby occupiers include SKF, Bristol Laboratories, Booker and Honeywell.

Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft	sq m
Ground - Warehouse	27,209	2,527.80
Ground - Offices and Atrium	1,933	179.58
1st - Offices	1,434	133.22
Total	30,576	2,840.60



Tenure

For Sale offering a Freehold

EPC

C (64)

Availability

Further information is available upon request.

Price

£3,500,000

Service Charge

Applicable, 2025 budget figure to be confirmed

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rateable Value of £157,000

Not the rate payable. 2023 Valuation.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, BTG Eddisons

Adroit Real Estate Advisors



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