Unit 10 Sundon Business Park

Dencora Way, Luton, LU3 3HP

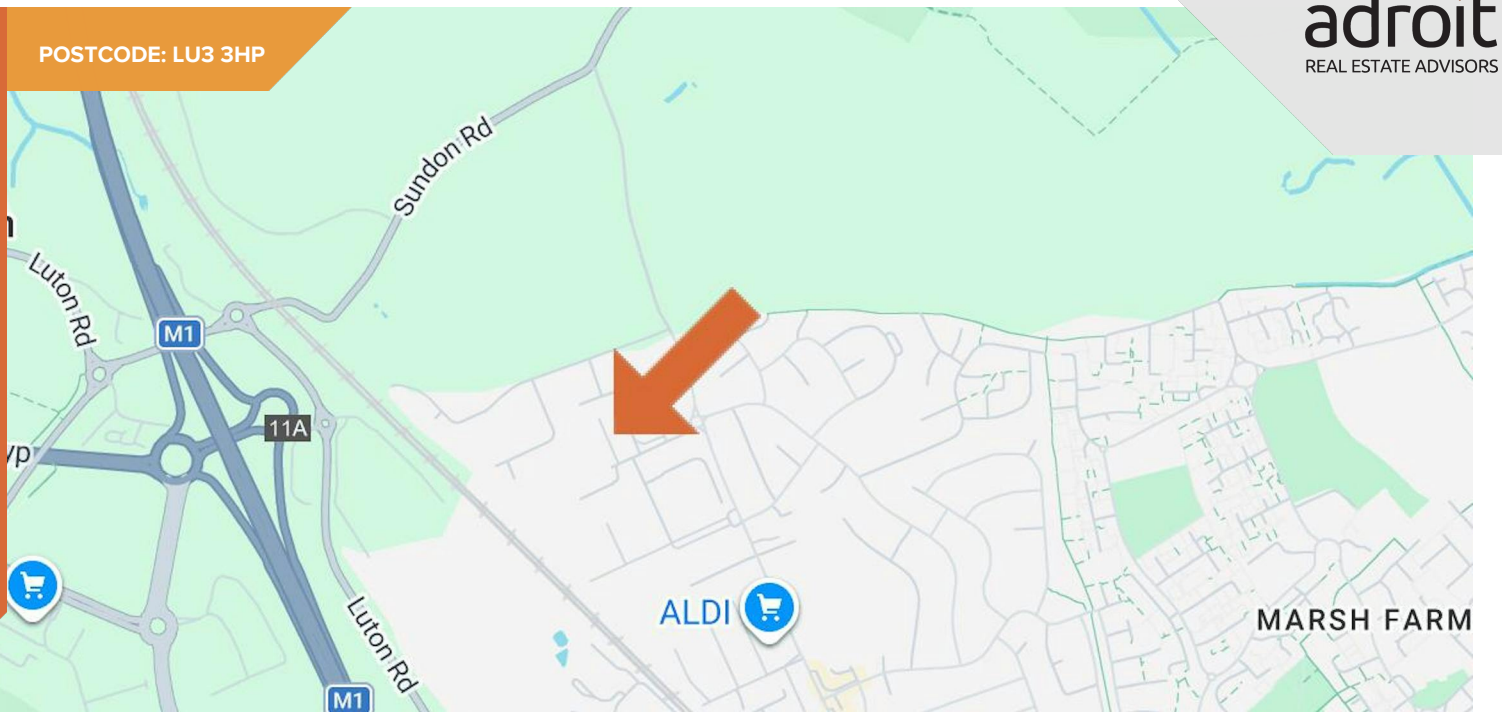
adroit
REAL ESTATE ADVISORS



TO LET

9,215 sq ft (856.10 sq m)

- Newly refurbished and immediately available
- 6.5m eaves height
- One up and over loading door
- Two storey offices
- LED lighting throughout
- Three phase power supply
- Separate car parking (front) and shared gated loading area (rear)
- Kitchenette in the first floor offices



Description

A newly refurbished and immediately available mid terrace warehouse unit. The unit benefits from two storey offices at the front of the unit, one new up and over loading door, loading within a shared gated courtyard and separate car parking. As part of the refurbishment the unit has been comprehensively redecorated with LED lighting throughout. A kitchenette has been installed in the first floor offices. The unit is offered on a new lease.

A virtual tour of this unit is available on the Adroit Real Estate Advisors website.

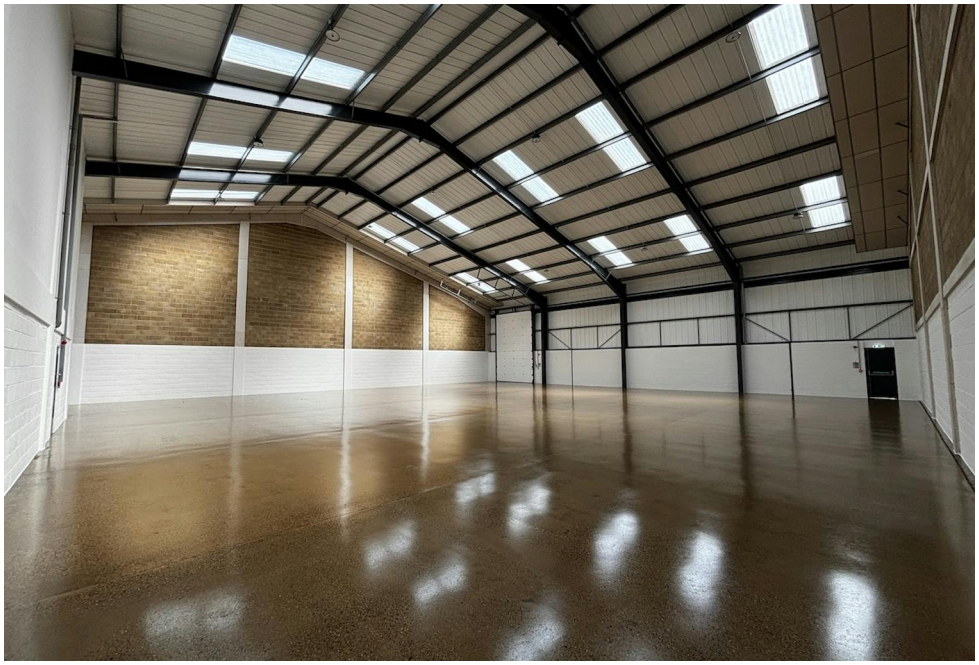
Location

Sundon Business Park sits within Sundon Park, one of the main industrial areas on the northern edge of Luton. The estate benefits from good access to M1 Junction 11A which will be further improved by the addition of the proposed M1 - A6 link road. The estate is within walking distance of a small parade of shops including a Tesco Express, an Aldi and a Greggs. Leagrave Train Station is 1.5 miles away.

Accommodation

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

Name	sq ft	sq m
Ground	8,097	752.24
1st	1,118	103.87
Total	**9,215**	**856.11**









Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

D (90)

Availability

Available June 2026

Rent

£13 per sq ft

Service Charge

£10,842 per annum 2026 Service Charge Budget.
Buildings insurance - £2,095 (inclusive of taxes)

Legal Costs

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

Business Rates

Rateable Value of £79,000
(2026 Rating List). The assessment appears to include a mezzanine which is no longer in situ.

Viewings

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

Adroit Real Estate Advisors



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