

UNIT TO LET

5,320 ft² (494 m²)



TO BE
REFURBISHED



AIRPORT
LOCATION



15 CAR
PARKING SPACES



www.ipif.com/luton

MODERN INDUSTRIAL UNIT

UNIT F, AIRPORT EXECUTIVE PARK
PRESIDENT WAY, LUTON LU2 9NY

IPIF



LOCATION

Airport Executive Park is situated on President Way, within the immediate vicinity of London Luton Airport, a short distance from the A505 and the M1 Junction 10.

DESCRIPTION

The property comprises a modern end of terrace industrial unit of steel portal frame construction with clad and brick elevations. The unit benefits from 6m clear internal height along with one level access loading door. Offices are located at first floor level. There is a yard area to the front as well as 15 car parking spaces to the front and side.

SPECIFICATION

- To be refurbished
- 6m clear internal height
- 15 car parking spaces
- One level access loading door
- Adjacent to Luton Airport
- Three phase electricity
- Capped mains gas
- LED lighting throughout
- B2 (General Industrial) planning consent

ACCOMMODATION

The available accommodation comprises the following approximate gross internal floor areas:

UNIT F	FT ²	M ²
Ground Floor	4,589	426
First Floor Office	731	68
TOTAL	5,320	494

LEASE TERMS

The premises are available on a new full repairing and insuring lease. Further details available from the joint agents.

RATEABLE VALUE

This unit has a Rateable Value of £42,500 within the 2023 Rating List. Interested parties are advised to confirm this with the Local Authority.

SERVICE CHARGE

A service charge will be levied for upkeep of common parts of the estate. Further details available on request.

LEGAL COSTS

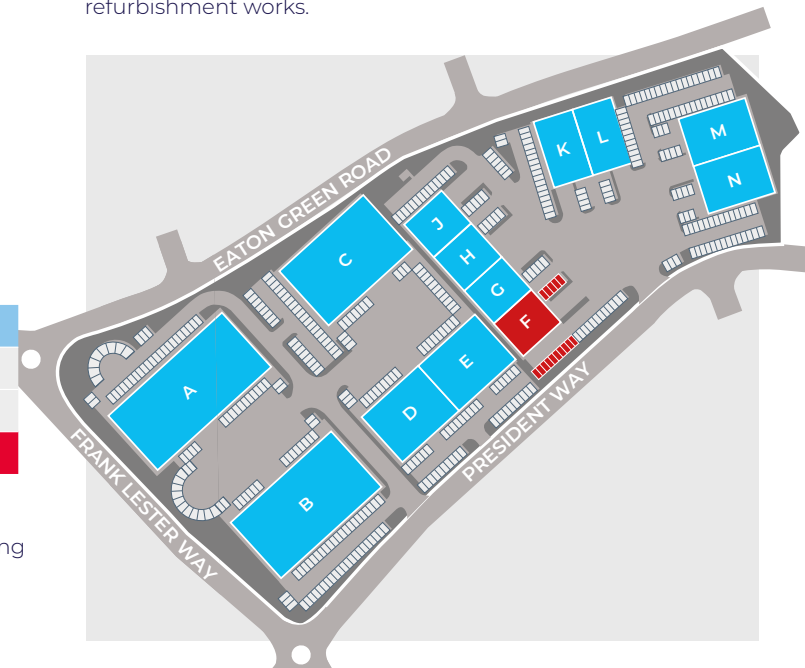
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

EPC RATING

A revised EPC will be issued upon completion of the refurbishment works.



On behalf of the Landlord



Liz Dunsmore
liz.dunsmore@ipif.co.uk



Dan Jackson
djackson@adroitrealestate.co.uk
07841 684 870



Daniel Ogun
daniel.ogunn@colliers.com
07570 252 260

James Haestier
james.haestier@colliers.com
07818 038 009