UNIT M KINGSWAY INDUSTRIAL ESTATE LUTON

LU1 1LP

bf.

brasierfreeth.com

Industrial Unit 3,290 Sq.ft - To Let

Flexible Lease Terms Available

UNIT M KINGSWAY INDUSTRIAL ESTATE

LU1 1LP

KEY DETAILS

- Ideal for light industrial trades and/or distribution
- Prominent location
- Kitchen and WC facilities
- Allocated parking
- Full height roller shutter door

ACCOMMODATION

	Size Sq.m	*Size Sq.ft*
Unit M	305.65	3,290

This floor area is approximate and has been calculated on a gross internal basis.

DESCRIPTION

Mid-terrace industrial unit extending to approximately 3,290 Sq.ft. The unit benefits from a full height roller shutter loading door and is undergoing comprehensive refurbishment.

Allocated car parking is provided to the front of the unit.

AMENITIES

Kitchen	*WCs*	*Allocated Parking*	*Roller Shutter Door*
Clear Height	*Near Luton Airport*	*Near M1 Junction*	*Town Centre Amenities*

UNIT M KINGSWAY INDUSTRIAL ESTATE

LU1 1LP

LOCATION

The property is situated on the prominent and well established Kingsway Industrial Estate, just off the main A505 (Hatters Way), between Luton and Dunstable.

The estate fronts onto Hatters Way with excellent links to Luton Town Centre and also to Dunstable, the A5 and the M1.

Luton Railway Station is the nearest train station, located approx. 1.1 miles from Kingsway Industrial Estate. The estate is conveniently located approx. 2.1 miles from London Luton Airport.

AREA

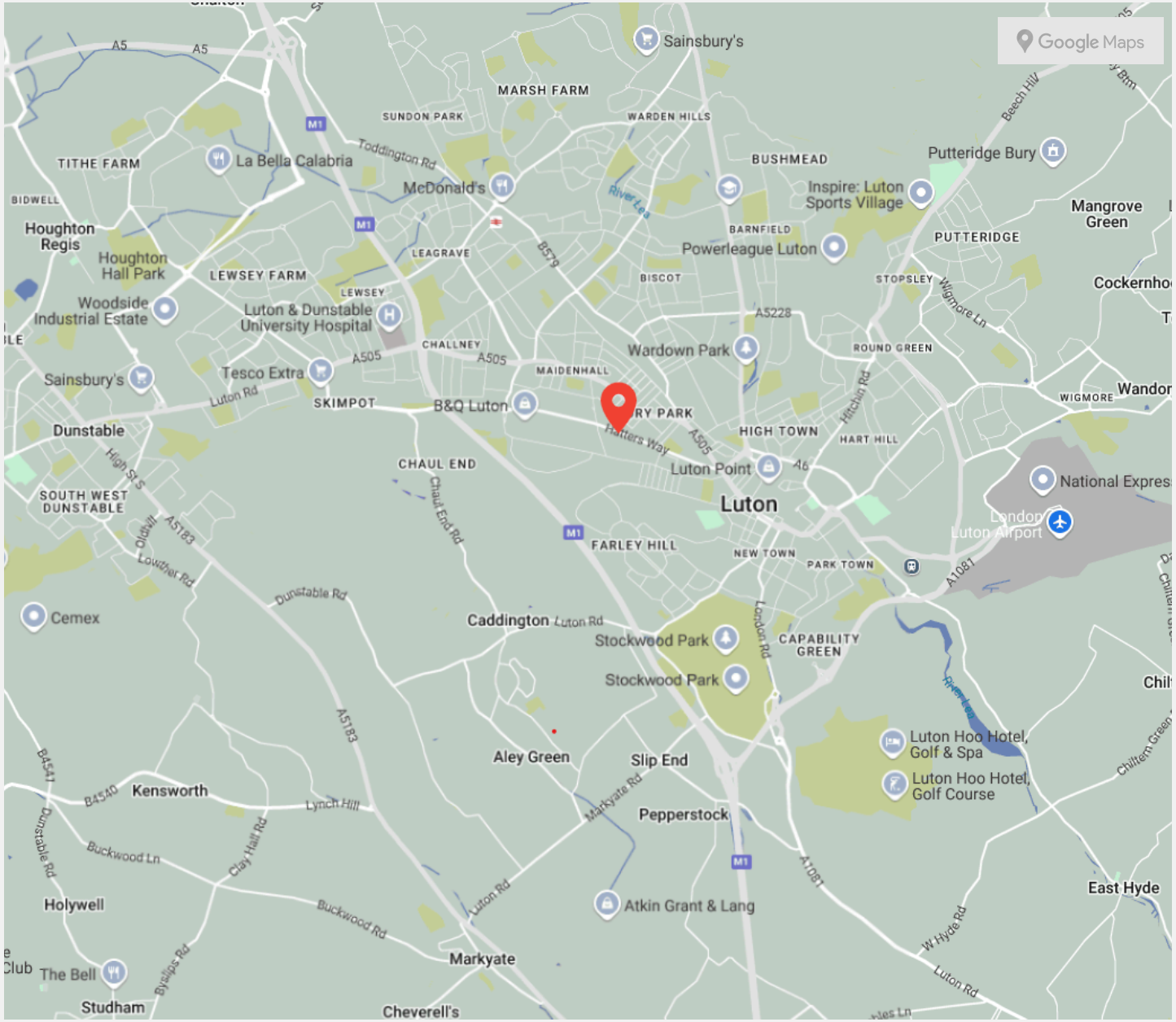
Established industrial area adjacent to Laporte Way and Dallow Road.

TRANSPORT

- M1 (J11)motorway - 1.6 miles
- Luton railway station - 2 miles
- Luton airport - 3.2 miles

TERMS

The unit is available on a new lease for a term to be agreed.



UNIT M KINGSWAY INDUSTRIAL ESTATE

LU1 1LP

RENT

£42,500 per annum exclusive.

ESTATE CHARGE

£3,100 per annum exclusive.

EPC

The property has an EPC rating of D 90. Details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £30,000. The rates payable will be a proportion of this figure.

For rates payable please refer to the Local Rating Authority, Luton Borough Council - 01582 546035.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

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

VAT

The property is VAT registered.

CONTACT

GET IN TOUCH

Felix Sharman

07712 431588

felix.sharman@brasierfreeth.com

Lesley Irons

07860 663850

lesley.irons@brasierfreeth.com

Joint Agent

Chris Richards (BTG Eddisons)

Viv Spearing (BTG Eddisons)

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.