



UNIT A KINGSWAY INDUSTRIAL ESTATE LUTON

LU1 1LP

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KEY DETAILS

- Detached Office Unit
- Prominently positioned on established estate
- Easy access to transport links
- Staff amenities close by
- 14 allocated car parking spaces

ACCOMMODATION

	Size Sq.m	Size Sq.ft
Unit A	199.46	2,147

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

DESCRIPTION

The property comprises of a detached two storey office building prominently positioned at the entrance of the well established Kingsway Industrial Estate.

The accommodation is largely open plan on the ground floor with smaller cellular office/meetings rooms at first floor level.

The property has newly been decorated and benefits from suspended ceilings with inset LED lighting, new carpets and vinyl flooring, tea points, W/Cs, and front and rear access.

The property also benefits from 14 allocated parking spaces to the front and side elevations with further scope to double park.

Office
TO LET/FOR SALE



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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 also to Dunstable, the A5 and the M1.

Luton Railway Station is the nearest train station, located about 1.1 miles from Kingsway Industrial Estate.

The Estate is conveniently located approximately 2.1 miles from London Luton Airport

TRANSPORT

 M1 (J11) motorway - 1.6 miles

 Luton railway station - 2 miles

 Luton airport - 3.2 miles

TENURE

Leasehold - Available by way of a new FRI lease for a term to be agreed.

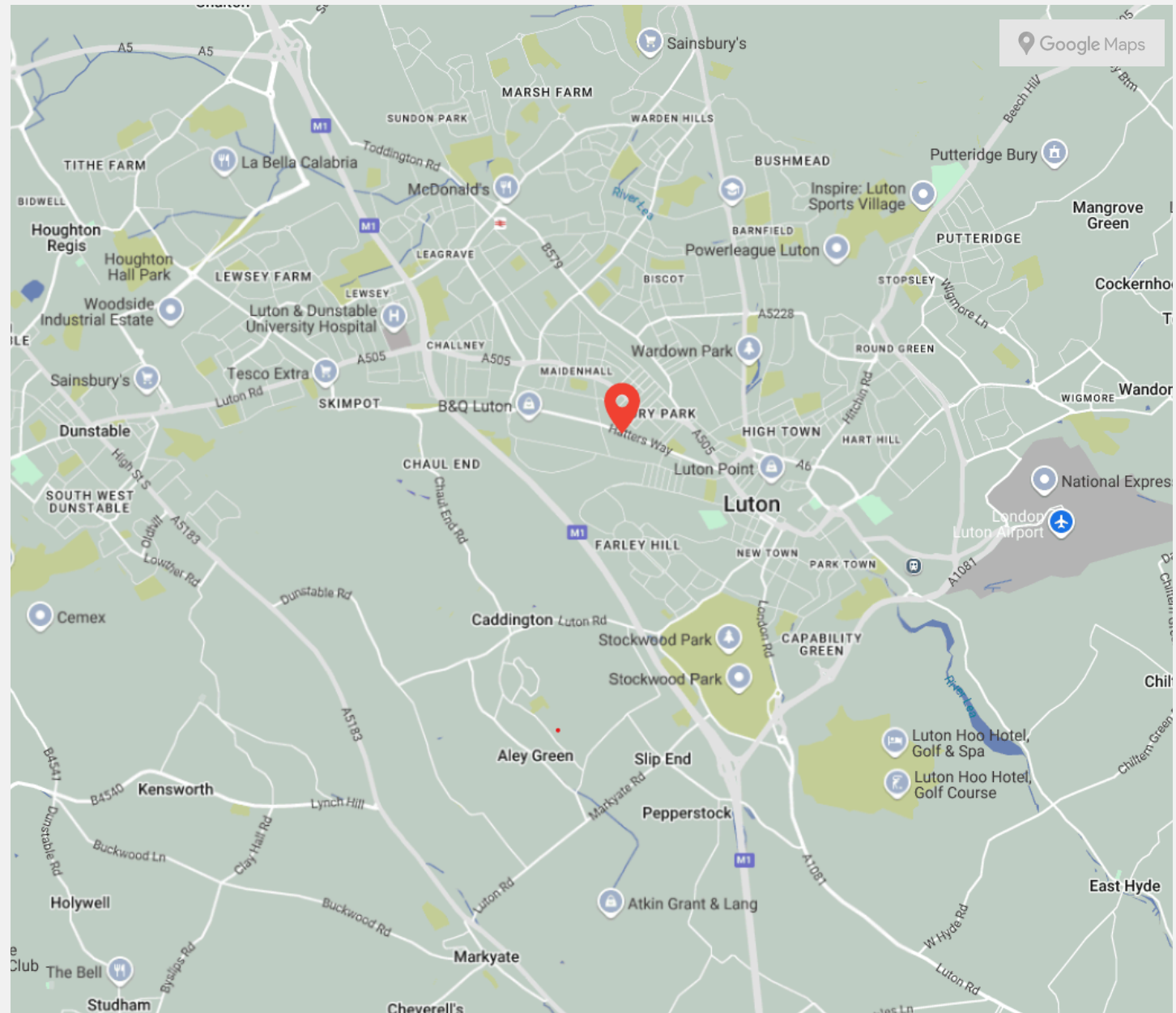
or

Freehold - The freehold title is available to purchase.

RENT/PRICE

On application.

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ESTATE CHARGE

There is a contribution towards shared external repair and maintenance of the estate. This is currently £2,085 per annum.

EPC

The property has an EPC rating of E 115. Details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £25,250. 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.

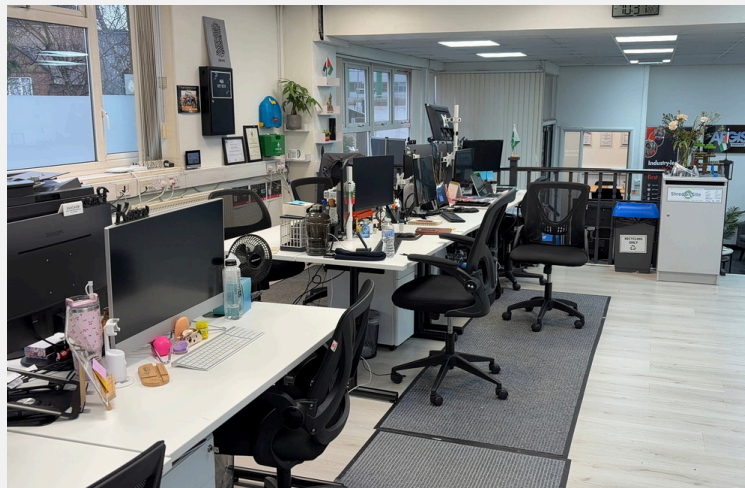
LEGAL COSTS

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

VAT

The property is VAT registered.

Office
TO LET/FOR SALE



CONTACT

GET IN TOUCH

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