

TO LET

2,513 Sq Ft (233.46 Sq M)

- › Well established industrial area of North Luton
- › Roller shutter door
- › 3 Phase Power
- › Close to Jct 11a of M1
- › To be refurbished

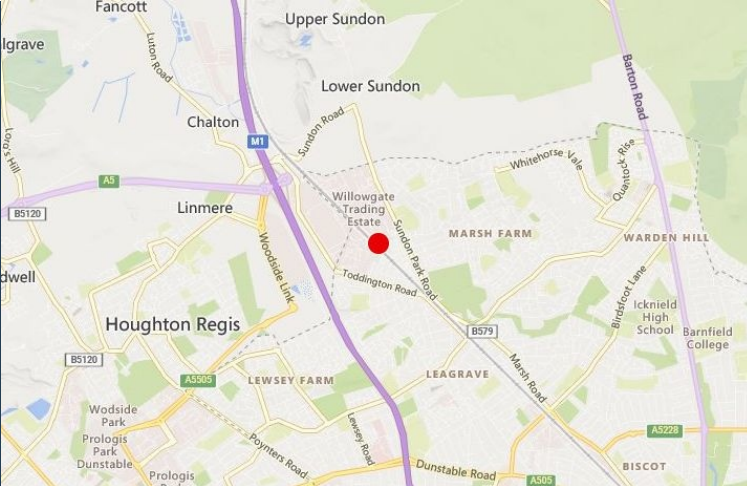


Unit H6 Park Avenue Industrial Estate

Sundon Park, Luton, LU3 3BP

Contact: Eamon Kennedy or Chris Richards
eddisons.com





Location

- Park Avenue Industrial Estate is a well established industrial area of Luton
- The estate is situated just off Sundon Park Road adjacent to Scott Road Industrial Estate
- Junction 11a of the M1 Motorway is within 3 miles of the property
- Luton Town Centre is within 6 miles
- London Luton Airport within 6 miles

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 Google Maps
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Description

- Comprising an end of terrace, light industrial unit
- All mains services including three-phase power
- Parking to the front of the unit
- 4m Eaves Height

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £36,000 per annum exclusive. VAT is payable.

Accommodation (Gross Internal Area*)

Total	233.46 SQ M	2,513 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-77

Business Rates: The rateable value is £23,750. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: £3,751.33 per annum exclusive

Contact:

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