# TO LET

## 10,083 Sq Ft

(936.71 Sq M)




- Newly refurbished unit
- **Flexible Lease terms available**
- All mains services including three phase power
- Electric roller shutter loading door
- Optional ancillary secure yard available

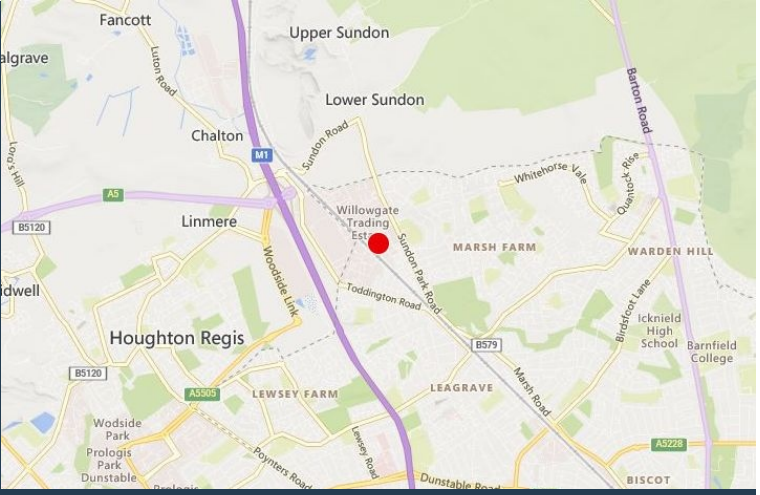
# Unit 22c Park Avenue Industrial Estate

## Park Avenue, Sundon Park Road, Luton, LU3 3BP

Contact: Eamon Kennedy or Chris Richards

**eddisons.com**

BTG Eddisons









## 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

what3words
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Google Maps
Click here

## Description

- Fully refurbished Industrial unit
- Parking to the front.
- WC facilities and Kitchenette facilities
- Three phase power
- Optional ancillary secure yard available

## Terms

Rent available on application.

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

VAT is payable

## Accommodation (Gross Internal Area*)

| Unit | 936.71 SQ M | 10,083 SQ FT |
|---|---|---|

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC:** B-36

**Business Rates:** The rateable value is £55,000. For the rates payable please contact us or www.voa.gov.uk

**Estate Charge:** £14,226.32 per annum exclusive

## Contact:

EAMON KENNEDY
**07887 835 815** eamon.kennedy@eddisons.com

CHRIS RICHARDS
**07983 775684** chris.richards@eddisons.com

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