

# TO LET

2,277 - 6,822 Sq Ft

(211.53 - 633.76 Sq M)

- INDICATIVE PHOTOS - POST REFURBISHMENT
- To be refurbished
- Three industrial units
- Each featuring a single electric roller shutter door, an office, and a WC
- The units also include loading and parking facilities



INDICATIVE PHOTOS - POST REFURBISHMENT

**190 - 199 Camford Way**

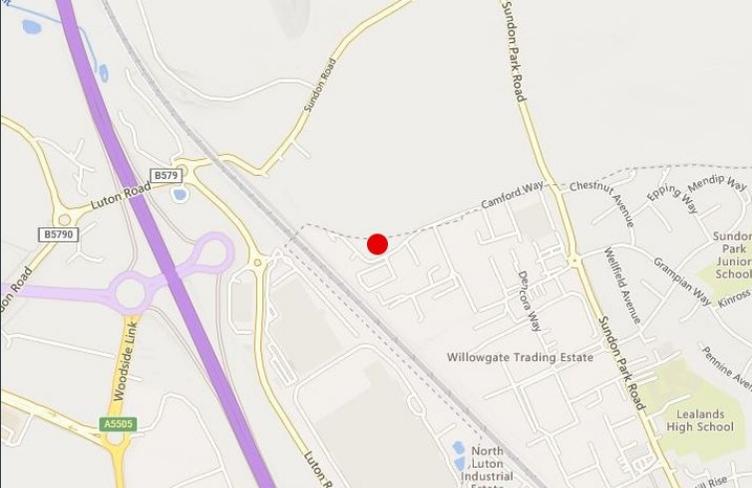
**Luton, LU3 3AN**

**>D KirkbyDiamond**

Contact: Eamon Kennedy or Courtney Cummins

Tel: 01582 738866

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- The premises are located in the well established Sundon Industrial area to approximately 4 miles to the north of Luton Town Centre
- J11a M1 is 2.4 miles distant, j11 itself is within 3.2 mile.
- British Rail Thameslink Legrave station is 1.5 miles distant
- Milton Keynes is 19.6 miles away.
- Bedford is 18 miles distant.

/// what3words

///alleyway.gives.direction

Google Maps

Click here



## DESCRIPTION

- INDICATIVE PHOTOS - POST REFURBISHMENT
- Three industrial units featuring a single loading door, an office, and a WC
- The units also include loading and parking facilities and are set to be refurbished
- Further details on the refurbishment specification are available upon request

## TERMS

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

Unit 4 = 2,277 sq ft £15.50psf

Unit 6 = 2,288 sq ft £15.50psf

Unit 9 = 2,257 sq ft £16psf

## ACCOMMODATION (Gross Internal Area\*)

Unit 4	211.53 SQ M	2,277 SQ FT
Unit 6	212.56 SQ M	2,288 SQ FT
Unit 9	209.68 SQ M	2,257 SQ FT
<b>Total</b>	<b>633.76 SQ M</b>	<b>6,822 SQ FT</b>

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

**EPC:** The property has an EPC rating of: C - 64

**Business Rates:** Available upon request

**Estate Charge:** The Estate Charge is currently running at £1.24 psf

## CONTACT:



**EAMON KENNEDY**

**07887 835 815** [eamon.kennedy@kirkbydiamond.co.uk](mailto:eamon.kennedy@kirkbydiamond.co.uk)



**COURTNEY CUMMINS**

**07810 775 492** [courtney.cummins@kirkbydiamond.co.uk](mailto:courtney.cummins@kirkbydiamond.co.uk)

**KIRKBY DIAMOND**

**01502 738866**

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute an offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP