

# TO LET

3,390 Sq Ft (314.93 Sq M)

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



## Unit F Kingsway Industrial Estate

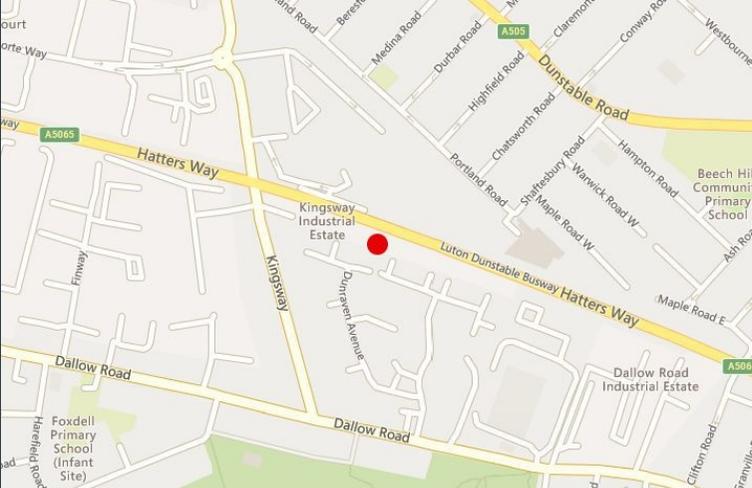
Kingsway, Luton, LU1 1LP

 **KirkbyDiamond**

Contact: Courtney Cummins or Eamon Kennedy

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



## 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.

/// what3words

///pools.weeks.cubes

 Google Maps

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## DESCRIPTION

- This property comprises of an open plan industrial unit.
- The units extend to approx 3,390 sq ft
- The unit benefits from a full height roller shutter loading door
- Parking is provided to the front of the unit

## TERMS

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

Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## ACCOMMODATION (Gross Internal Area\*)

<b>Total</b>	<b>314.93 SQ M</b>	<b>3,390 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: C- 68**

**Business Rates:** Available upon request

**Estate Charge:** £3,100 per annum exclusive

## CONTACT:

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