

TO LET

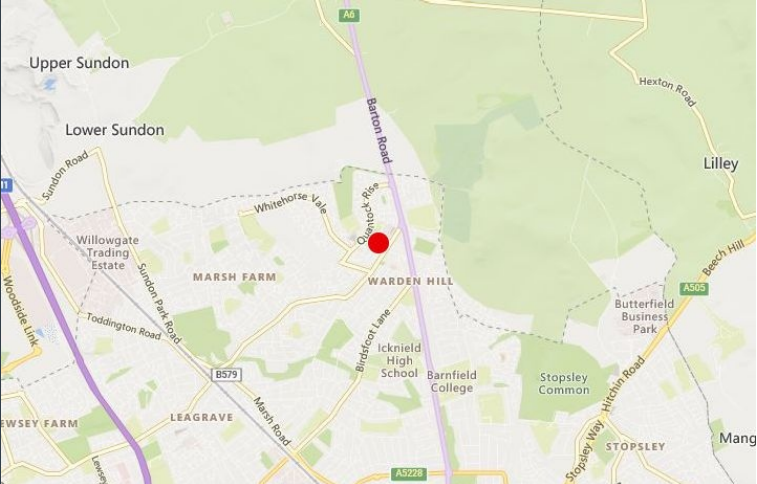
5,370 Sq Ft (498.87 Sq M)

- › All mains services
- › The property includes parking areas both at the front and rear.
- › Two up-and-over loading doors
- › Min eaves height 5.78m
- › Ridge height 7.30m



Unit A1 Bramingham Business Park

Enterprise Way, Luton, LU3 4BU



LOCATION

- Unit A1 is situated at Bramingham Business Park on Enterprise Way, located to the north of Luton.
- The premises offer convenient access to major routes including the A6 (leading to Bedford) and the M1 (Junctions 11 and 11a).
- Leagrave's mainline railway station is approximately 2 miles away with a direct link to London's Kings Cross approximately 30 minutes.

- London Luton Airport is approximately 6 miles distant.
- Local Occupiers include Aldi, Costa, Homebase, Sainsbury's, Lloyds Pharmacy.

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 Google Maps

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DESCRIPTION

- Semi-detached industrial unit
- Parking to front and rear.
- 2 x Up and over loading doors
- Min Eaves height 5.78 ridge height of 7.30m
- A semi-detached steel portal frame industrial building featuring two-storey offices at the front.

TERMS

Rent available on application.

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

VAT Applicable

ACCOMMODATION

Ground Floor (Warehouse and offices)	390.74 SQ M	4,206 SQ FT
First Floor (Offices)	108.14 SQ M	1,164 SQ FT
Total	498.87 SQ M	5,370 SQ FT

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

EPC: TBC

Business Rates: The rateable value is £46,000. For the rates payable please contact us or www.voa.gov.uk

CONTACT:

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