

TO LET

8,614 - 17,238 Sq Ft

(800.24 - 1,601.41 Sq M)

- To be refurbished
- 6m eaves height (approx)
- Secure, gated yard
- One electronically operated roller shutter door to each unit
- The units are situated adjacent to Autoglass and directly opposite Howdens.



Unit 2-3 Stadium Industrial Estate

Cradock Road, Luton, LU4 0JF

 **KirkbyDiamond**

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kirkbydiamond.co.uk



LOCATION

- The property is located on Cradock Road, an industrial area on the Luton and Dunstable border, close to the A505 and M1 Junction 11, less than a mile away.
- The property sits 3.5 miles from Luton Train Station and 7 miles from London Luton Airport.
- The M1 - M25 Junction is approximately 14 miles away. The unit also benefits from good access to M1 Junction 11A and the A5-M1 Link road
- The units are situated adjacent to Autoglass and directly opposite Howdens.

 what3words

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 Google Maps

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DESCRIPTION

- Two adjoining mid warehouse units awaiting refurbishment
- Each unit comprises of open plan warehouse spaced, two storey offices,
- Each unit has three phase power and mains gas.
- There is a loading door to each unit
- Can be taken together or seperately.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £11 psf. VAT is payable.

ACCOMMODATION (Gross Internal Area*)

Unit 2	800.24 SQ M	8,614 SQ FT
Unit 3	801.17 SQ M	8,624 SQ FT
Total	1,601.41 SQ M	17,238 SQ FT

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

Business Rates: The rateable value is Unit 2 is £57,000. The rateable value is Unit 3 is £57,000. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Currently running at £0.34psf, which equates to £5,900.15 per annum exclusive for both units.

CONTACT:

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