

# TO LET

2,730 Sq Ft (253.62 Sq M)

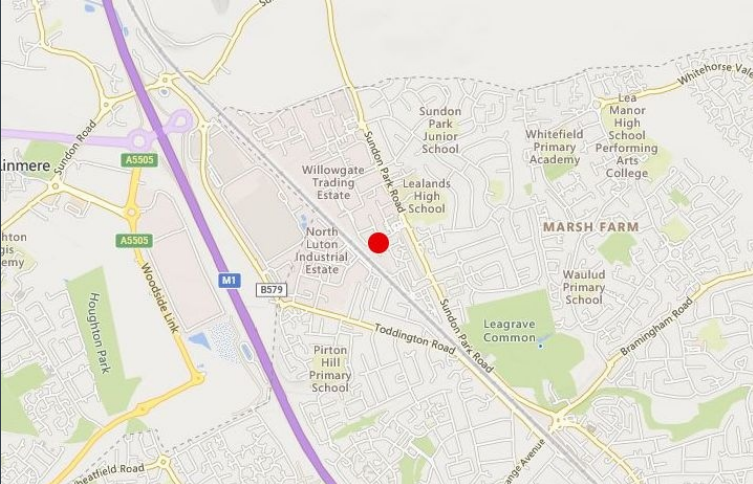
- To Be Refurbished
- Established Industrial Estate With Excellent Transport Links
- All Mains Services including Three Phase Power
- Roller Shutter Loading Door
- Suitable for storage and a variety of other uses within Use Class (B1/B8/E)



## Unit H14 Park Avenue Industrial Estate

Sundon Park, Luton, LU3 3BP





## 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

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///class.glee.roof

Google Maps

Click here



## DESCRIPTION

- Comprising an end of terrace, light industrial unit
- Office, WC and Kitchen Facilities
- All mains services including three-phase power
- Parking to the front of the unit
- 4m Eaves Height

## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £37,000 per annum exclusive. VAT is payable.

## ACCOMMODATION

Total	253.62 SQ M	2,730 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D 95

**Business Rates:** Rateable value: £24,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** £3,569.22 per annum exclusive

## CONTACT:

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