

TO LET

3,186 Sq Ft (295.98 Sq M)

- Within an established industrial area
- Secure estate
- Roller shutter door
- Parking to the front
- Ample Parking



Unit 21 (Postal Unit 11)

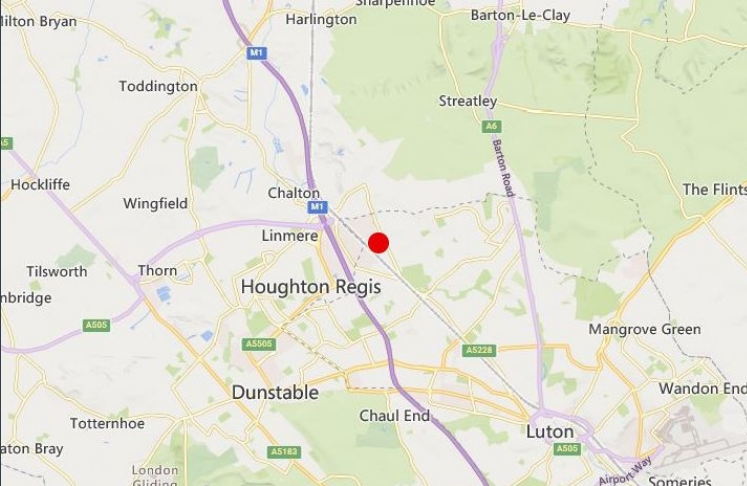
Scott Road Industrial Estate, Luton, LU3 3BF

>D KirkbyDiamond

Contact: Eamon Kennedy or Courtney Cummins

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kirkbydiamond.co.uk



LOCATION

- Located in the established commercial district of Sundon Park area of Luton, approximately 4 miles north west of Luton Town Centre
- Scott Road is accessed off Park Avenue and Sundon Park Road and provides good access to Junction 11 and 11a of the M1 and the A505 and A6
- London Luton Airport is within 5 miles
- Junction 11a of the M1 Motorway is approximately 3/4 mile away
- British Rail Thameslink, Leagrave Station is within 2 miles

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Google Maps

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DESCRIPTION

- This is a mid-terraced industrial unit with the well established Scott Road Industrial Estate in Luton
- Parking to the front of the unit
- All mains services
- Secure estate with gated out of hour access
- Full height roller shutter door

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £29,500.
VAT is payable.



ACCOMMODATION

Total	295.98 SQ M	3,186 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C (72)

Business Rates: Rateable value: £29,500. For the rates payable please contact us or www.voa.gov.uk

CONTACT:

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