

# TO LET

5,772 Sq Ft (536.22 Sq M)

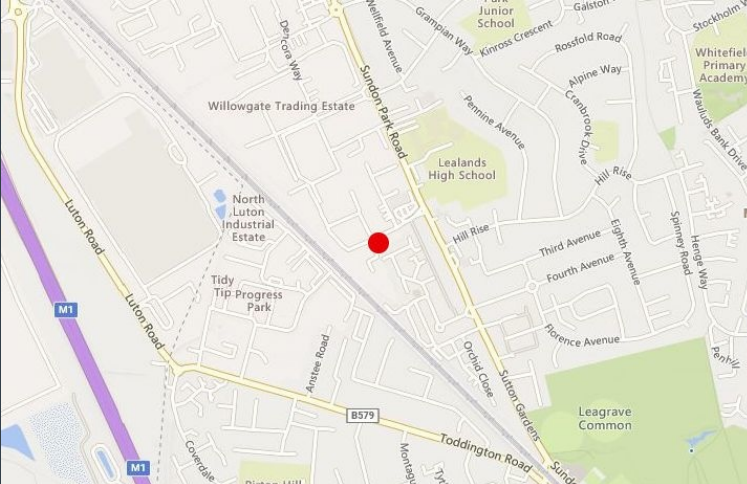
- New Solar PV 14.5kWp system installed to the roof.
- New triple skin rooflights.
- Roof coated with 25-year guarantee.
- New kitchen and WCs throughout
- EV charging points



## Unit C Park Avenue Industrial Avenue

Sundon Park Road, 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

/// what3words  
///ideal.popped.humble

Google Maps

Click here



## DESCRIPTION

- Refurbished Warehouse / Industrial Unit
- Offices to ground floor
- Allocated car parking to the front of the unit
- All mains services
- Three phase power

## TERMS

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

Rent available on application.

VAT Applicable



## ACCOMMODATION (Gross Internal Area\*)

Total	536.22 SQ M	5,772 SQ FT
-------	-------------	-------------

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

EPC: TBC

**Business Rates:** Rateable value: £53,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Estate Charge - £7,480.97 per annum

## CONTACT:



**COURTNEY CUMMINS**

07810 775 492 [courtney.cummins@kirkbydiamond.co.uk](mailto:courtney.cummins@kirkbydiamond.co.uk)



**EAMON KENNEDY**

07887 835 815 [eamon.kennedy@kirkbydiamond.co.uk](mailto:eamon.kennedy@kirkbydiamond.co.uk)

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP