

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

>D KirkbyDiamond

Contact: Courtney Cummins or Eamon Kennedy

Tel: 01582 738866

kirkbydiamond.co.uk



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
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*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

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

CONTACT:

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