

# TO LET

**10,083 Sq Ft**

(936.71 Sq M)

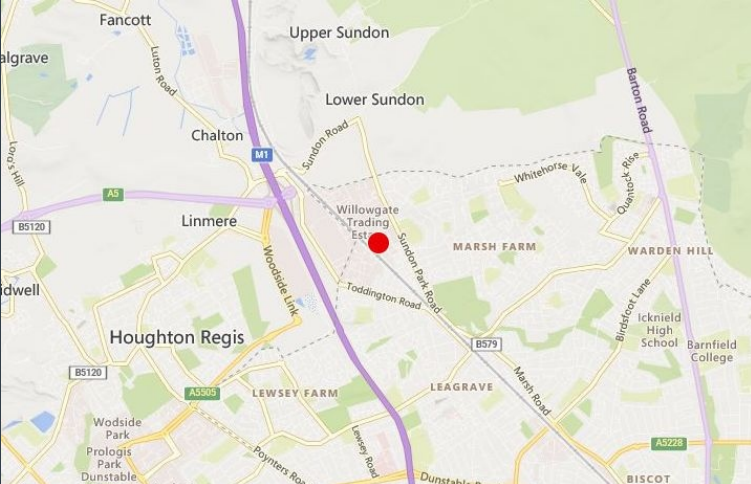
- Newly refurbished unit
- Three phase power
- Electric Roller shutter
- WC facilities and Kitchenette facilities
- All mains services



## Unit 22c Park Avenue Industrial Estate

Park 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  
///large.penned.booms

Google Maps  
Click here



## DESCRIPTION

- Fully refurbished Industrial unit
- Parking to the front.
- WC facilities and Kitchenette facilities
- Three phase power

## TERMS

Rent available on application.  
Available by way of a new FRI lease for a term to be agreed.  
VAT is payable

## ACCOMMODATION (Gross Internal Area\*)

Total	936.71 SQ M	10,083 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**Business Rates:** The rateable value is £70,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** £13,314.51 per annum exclusive

## CONTACT:

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