

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

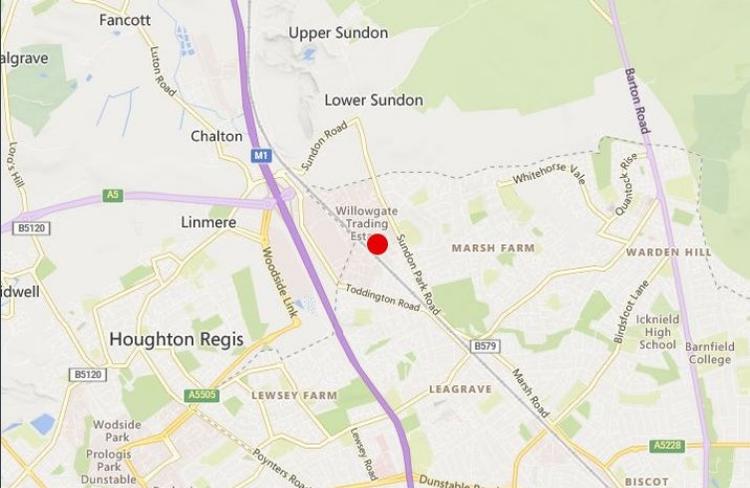
Park Avenue, Sundon Park Road, Luton, LU3 3BP

KirkbyDiamond

Contact: Eamon Kennedy or Courtney Cummins

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 Sunton 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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Google Maps

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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

Estate Charge: £13,314.51 per annum exclusive

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