

# TO LET

8,934 Sq Ft (829.97 Sq M)

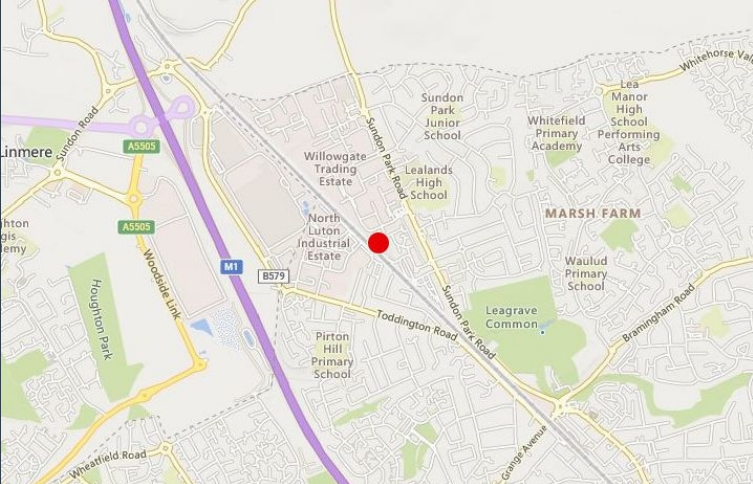
- › Large Secure Yard (Approx 10,000 sq ft) with separate access
- › Well established industrial area of Luton
- › 3 electric roller shutters
- › Three-phase power
- › Office, WC, Kitchen and shower facilities



## Unit H3 & H4 Park Avenue Industrial Estate

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**  
///admiral.month.march

**Google Maps**  
Click here



## DESCRIPTION

- The property comprises of two interconnecting units, both open-plan industrial warehouse with office space
- There is allocated parking to the front and a large, secure yard to the rear with separate access.
- All mains services
- Three-phase power
- 3x Electric Roller Shutters.

## TERMS

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

Rent available on application.

VAT is Payable.

## ACCOMMODATION (Gross Internal Area\*)

Unit	829.97 SQ M	8,934 SQ FT
Secure Yard	929 SQ M	10,000 SQ FT
<b>Total</b>	<b>829.97 SQ M</b>	<b>8,934 SQ FT</b>

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

EPC: D - 83

**Business Rates:** Rateable value is £50,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

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

**COURTNEY CUMMINS**  
[07810 775 492 courtney.cummins@kirkbydiamond.co.uk](mailto:courtney.cummins@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