

# FOR SALE/TO LET

2,427 Sq Ft (225.47 Sq M)

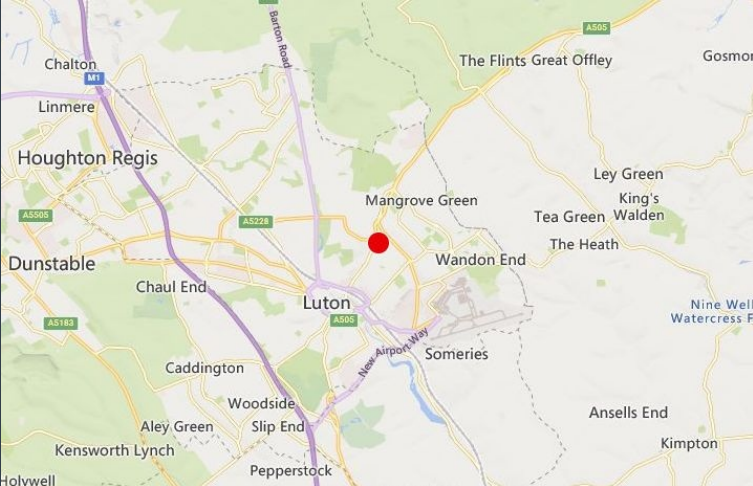
- Refurbished end of terrace light industrial unit
- Electric roller shutter loading door
- 4 car parking spaces
- Short distance from Luton Town Centre



## Unit 5 Greenwood Court

Ramridge Road, Luton, LU2 0TN





## LOCATION

- The property is situated on Greenwood Court, a small industrial estate comprising of 10 industrial units in the Round Green area of Luton
- Greenwood Court is accessed off Ramridge Road and is within 1 mile of Luton town centre
- Luton's mainline railway station is also within 1 mile
- Hitchin Road is adjacent to Greenwood Court which provides a high street of retail shops with a high footfall

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Google Maps

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## DESCRIPTION

- Comprising an end of terrace light industrial unit
- The unit is predominantly open plan and benefits from  $\frac{3}{4}$  full height warehouse space, 2 W/Cs, electric blower heater, suspended LED lighting, electric roller shutter door, and personnel door with security shutter
- There are 2 partitioned cellular offices within the unit as well as a mezzanine for office accommodation and storage
- There are 4 car parking spaces to the front of the unit

## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed.

The virtual freehold interest is available by way of a Transfer of a Going Concern.

Rent and sale price available upon application.

VAT is payable where applicable.

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## ACCOMMODATION

Total	225.47 SQ M	2,427 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E (115)

**Business Rates:** From enquiries we understand that for the current year the rateable value is £17,750. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Currently running at approximately £1,000 per annum exclusive.

## CONTACT:



COURTNEY CUMMINS

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



CHRIS RICHARDS

07983 775684 [chris.richards@kirkbydiamond.co.uk](mailto:chris.richards@kirkbydiamond.co.uk)