

TO LET

6,555 Sq Ft (608.96 Sq M)

- Secure Yard and parking
- All mains services connected
- Roller shutter loading door
- Solid concrete floor
- Industrial Location



Sundon Industrial Estate

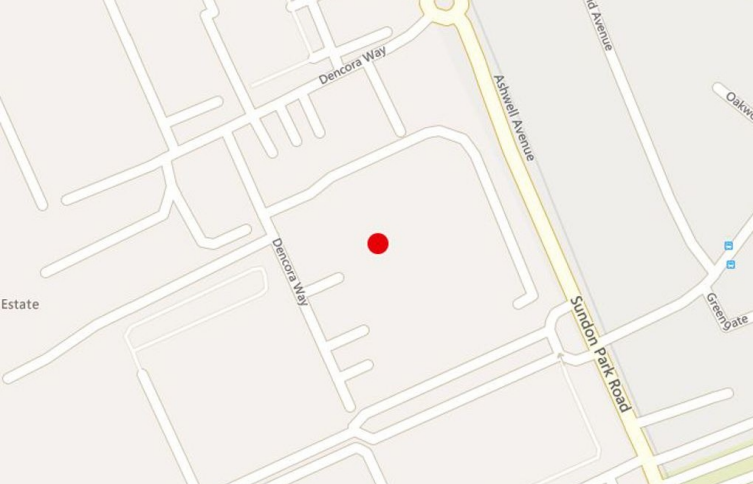
Unit 25, Dencora Way, Luton, LU3 3HP

>D KirkbyDiamond

Contact: Eamon Kennedy or Courtney Cummins

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LOCATION

- Sundon Park Industrial Estate is within an established industrial area, and is well placed off Sundon Park Road
- The unit is located in an established commercial district
- Luton Town Centre is approximately 4 miles distant
- Junction 11A of the M1 Motorway is within 3 miles
- Leagrave Train Station is within 1 mile of the property

/// what3words

///pumpkin.defended.crouching

 Google Maps

Click here



DESCRIPTION

- The property is a mid-terrace industrial unit with a large tarmac surfaced secure yard to the front with palisade fencing
- LED lighting
- Concrete floor
- Pitched roof

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £65,000 per annum exclusive. VAT is payable

ACCOMMODATION (Gross Internal Area*)

Ground Floor warehouse and storage	368.53 SQ M	3,967 SQ FT
First Floor mezzanine offices and storage	211.25 SQ M	2,274 SQ FT
Second Floor low height storage	29.17 SQ M	314 SQ FT
Total	608.96 SQ M	6,555 SQ FT

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

EPC: TBC

Business Rates: The rateable value is £X. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: TBC

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