

FOR SALE/TO LET

2,147 Sq Ft (199.46 Sq M)

- › Detached Office Unit
- › Prominently Positioned On Established Estate
- › Easy Access To Transport Links
- › Staff Amenities Close By
- › 14 Allocated Car Parking Spaces

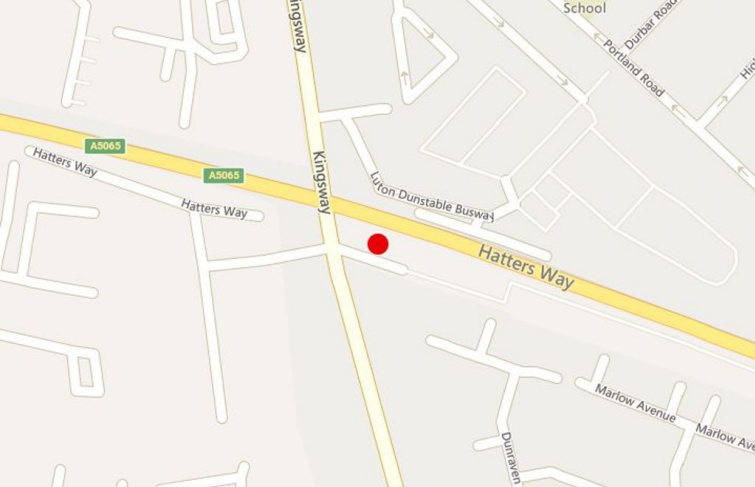


Unit A Kingsway Industrial Estate

Kingsway, Luton, LU1 1LP

Contact: Chris Richards or Eamon Kennedy
Tel: **01582 738866**
eddisons.com





Location

- The property is situated on the prominent and well-established Kingsway Industrial Estate.
- Just off the main A505 (Hatters Way), between Luton and Dunstable.
- The estate fronts onto Hatters Way with excellent links to Luton Town Centre also to Dunstable, the A5 and the M1.
- Luton Railway Station is the nearest train station, located about 1.1 miles from Kingsway Industrial Estate.
- The Estate is conveniently located approximately 2.1 miles from London Luton Airport.

/// what3words

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 Google Maps

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Description

- The property comprises of a detached two storey office building prominently positioned at the entrance of the well established Kingsway Industrial Estate.
- The accommodation is largely open plan on the ground floor with smaller cellular office/meetings rooms at first floor level.
- The property has newly been decorated and benefits from suspended ceilings with inset LED lighting, new carpets and vinyl flooring, tea points, W/C/s, and front and rear access.
- The property also benefits from 14 allocated parking spaces to the front and side elevations with scope to double park.

Terms

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

The long leasehold (999 years) is available to purchase. Price on application.

VAT is payable.

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Accommodation (Net Internal Area*)

Total	199.46 SQ M	2,147 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: The property has an EPC rating of E (115)

Business Rates: The rateable value is £25,250. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate. This is currently £2,085 per annum.

Contact:

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