

TO LET

2,257 – 3,009 Sq Ft

(209.68 – 279.54 Sq M)

- › Recently Refurbished Light Industrial Unit
- › All Mains Services
- › Parking and Loading areas
- › Secure Estate
- › 5m Eaves Height



Unit 9 196 Camford Way

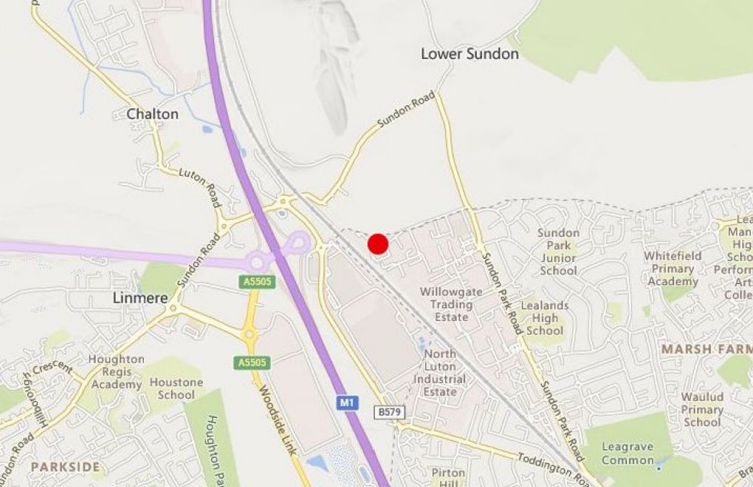
Luton, LU3 3AN

Contact: Chris Richards or Hannah Niven

Tel: **01582 738866**

eddisons.com





Location

- The premises are located in the well established Sundon Industrial area to approximately 4 miles to the north of Luton Town Centre
- J11a M1 is 2.4 miles distant, j11 itself is within 3.2 mile.
- British Rail Thameslink Leagrave station is 1.5 miles distant. The average train time from Leagrave to London St Pancras International is around 35 to 45 minutes.
- 199 Camford Way is approximately 5 miles (8 km) from Luton Airport by road.
- Milton Keynes is 19.6 miles away. Bedford is 18 miles distant.

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 Google Maps

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Description

- Comprising a recently refurbished detached light industrial unit.
- The unit benefits from 2/3 full height warehouse space, mezzanine floor, LED lighting, single electric roller shutter loading door, ancillary office space, and W/C facilities.
- The unit also benefits from a secure site with parking provisions.

Terms

We are currently quoting £42,000 per annum exclusive, post refurbishment.

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

VAT is payable

Accommodation (Gross Internal Area*)

Ground Floor	209.68 SQ M	2,257 SQ FT
Mezzanine	69.86 SQ M	752 SQ FT
Total	279.54 SQ M	3,009 SQ FT

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

EPC: E-114

Estate Charge: The Estate Charge is currently running at £1.24 psf

Contact:

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