

# TO LET

2,926 Sq Ft (271.83 Sq M)

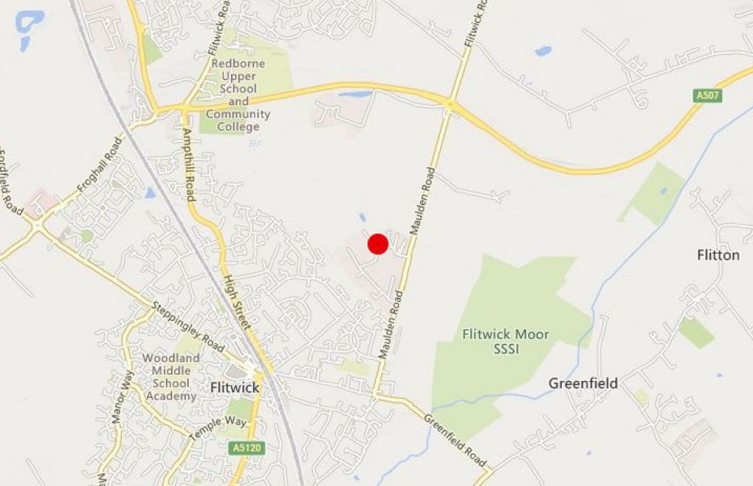
- Allocated parking
- Established industrial location
- Roller shutter loading door
- Open plan warehouse space



**4 Lyall Court**  
Flitwick, MK45 5BP

Contact: Eamon Kennedy or Chris Richards  
Tel: 01582 738866  
[eddisons.com](http://eddisons.com)





## Location

- The unit is located in Flitwick
- Flitwick has a main line railway station and good access to the main road network
- Junctions 12 and 13 of the M1 are both within a 10 minute drive time
- Flitwick is also served by the A507 which is a primary link between the A1 at Baldock and the M1 at Junction 13
- The A6 is also within a 10 minute drive time from the unit

 what3words

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 Google Maps

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## Description

- The property is an end of terrace warehouse or industrial unit
- It is constructed on a steel portal frame with brick/block cladding to a height of 2 metres and insulated steel sheeting above
- Internally the property is clear open space with toilet accommodation
- The property has 3 phase electrics and is heated by way of a high level gas fired blower heater
- Access is via a single electrically operated loading door with a height of 4 metres and a width of 3.6 metres

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £40,000 per annum exclusive.

VAT is payable.



## Accommodation (Gross Internal Area\*)

**Total** **271.83 SQ M** **2,926 SQ FT**

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

**EPC:** The property has an EPC of D (80)

**Business Rates:** Available upon request

**Estate Charge:** Available upon request

## Contact:

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