

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

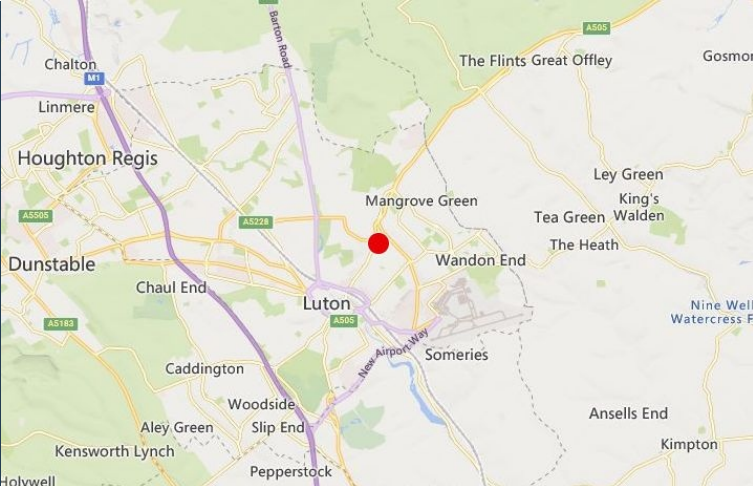


Unit 5 Greenwood Court

Ramridge Road, Luton, LU2 OTN

Contact: Chris Richards or Viv Spearing
Tel: 01582 738866
eddisons.com





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 not payable.

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: The rateable value is £22,500. For the rates payable please contact us or www.voa.gov.uk

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

Contact:

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