

FOR SALE

6,034 Sq Ft

(560.56 Sq M)

- › Detached unit
- › Secure yard with parking for 6 cars
- › Option to split
- › Town centre location
- › All mains services



Unit 1A-1B

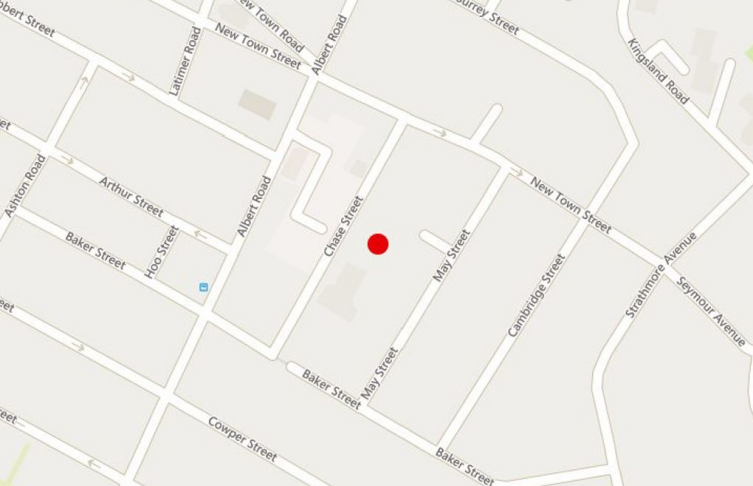
New Town Trading Estate, Chase Street, Luton, LU1 3QZ

Contact: Eamon Kennedy or Chris Richards

Tel: 01582 738866

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Location

- The unit is situated on Chase Street, close to Luton town centre.
- The A505 is approximately 0.5 miles away and the M1 Motorway (Junctions 10 and 11) are within 2.5–3 miles respectively, providing direct access to London, the M25 and the wider Southeast.
- Luton Railway Station is approximately 0.7 miles away and provides frequent Thameslink and East Midlands services to London St Pancras International.
- The surrounding area is home to a mix of industrial, trade and commercial occupiers, with town centre amenities readily accessible.

 what3words

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 Google Maps

Click here



Description

- Comprising of a detached single storey unit of steel portal frame construction with a corrugated steel roof with skylights.
- The unit benefits from all mains services including 3-phase electrics and gas, 2 full height loading doors, a minimum clear internal eaves height of 3.2m, W/C, and a small kitchenette/tea point.
- The unit also benefits from a secure yard to the front elevation which includes parking spaces for approximately 6 cars.

Terms

The freehold interest is available to purchase at a price of £905,000 exclusive.

VAT is payable.

Accommodation (Gross Internal Area*)

Total	560.56 SQ M	6,034 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D (98)

Business Rates: The rateable value is £39,500. For the rates payable please contact us or www.voa.gov.uk

Contact:

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