

FOR SALE

15,297 Sq Ft

(1,421.09 Sq M)

- › Three phase power & gas supply
- › Folding shutter door 4.9m x 5m high
- › Fire alarm system
- › Eaves height 5.7m
- › Secure yard for loading & parking

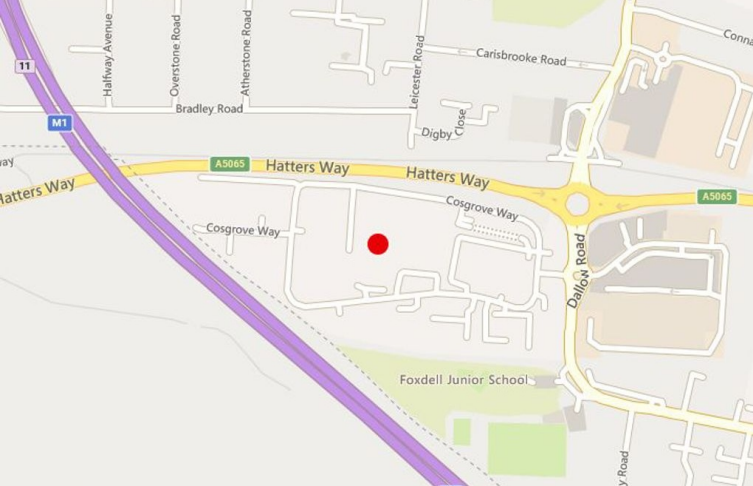


Unit 22

Cosgrove Way, Luton, LU1 1XL

Contact: Viv Spearing or Eamon Kennedy
Tel: 01582 738866
eddisons.com





Location

- Cosgrove Way Industrial Estate is situated off Dallow Road adjacent to B&Q.
- Excellent transport links with Junction 11 of the M1 motorway within 1 mile and Luton town centre within 2 miles.
- Established Industrial Estate in the western side of Luton.
- Leagrave train station approx 2 miles

/// what3words

///ship.lamps.glow

Google Maps

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Description

- Industrial Unit with Secure yard
- Purpose built single storey unit with 2 storey office block to the front.
- 2 kitchen areas, W/C facilities and a shower.
- Parking for approx 23 cars plus loading.
- Fitted with substantial mezzanine floor.

Terms

Freehold sale £1.45 million. VAT is not applicable on this transaction.



Accommodation (Gross Internal Area*)

Ground Floor	768.84 SQ M	8,276 SQ FT
First floor offices	66.52 SQ M	716 SQ FT
Mezzanine	585.73 SQ M	6,305 SQ FT
Total	1,421.09 SQ M	15,297 SQ FT

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

EPC: C-51

Business Rates: The rateable value is £72,500. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

Contact:

VIV SPEARING

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