

TO LET

2,933 Sq Ft (272.48 Sq M)

- › End of terrace industrial unit
- › Established industrial location
- › Undergoing refurbishment
- › 5.4m clear internal height
- › Allocated parking



1 Lyall Court
Flitwick, MK45 5BP

Contact: Eamon Kennedy or Chris Richards
Tel: **01582 738866**
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

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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.



Accommodation (Gross Internal Area*)

Total **272.48 SQ M 2,933 SQ FT**

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

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

Business Rates: Available upon request

Estate Charge: Available upon request

Contact:

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