

TO LET

3,385 Sq Ft (314.47 Sq M)

- Full height roller shutter door
- Ideal for light industrial trades and/or distribution
- Prominent location
- Integral offices and W/C facilities
- Allocated parking

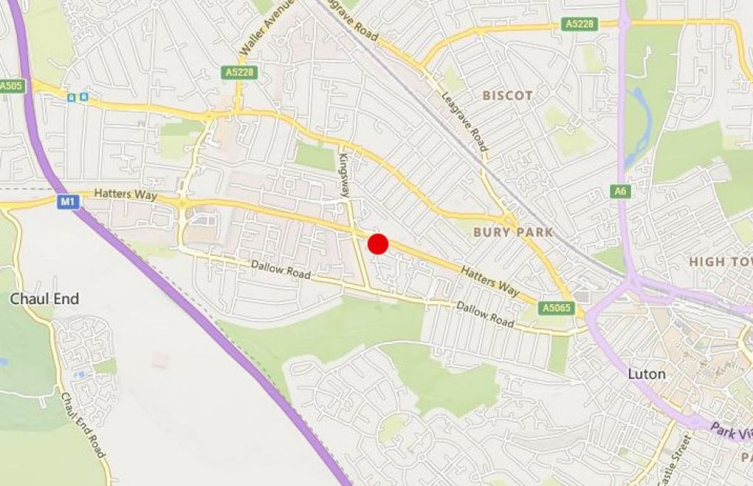


Unit E Kingsway Industrial Estate

Kingsway , Luton, LU1 1LP

Contact: Chris Richards or Eamon Kennedy
eddisons.com





Location

- The property is situated on the prominent and well-established Kingsway Industrial Estate.
- Just off the main A505 (Hatters Way), between Luton and Dunstable.
- The estate fronts onto Hatters Way with excellent links to Luton Town Centre also to Dunstable, the A5 and the M1
- Luton Railway Station is the nearest train station, located about 1.1 miles from Kingsway Industrial Estate.
- The Estate is conveniently located approximately 2.1 miles from London Luton Airport.

/// what3words

///priced.keys.gear

Google Maps

Click here



Description

- This property comprises of an open plan industrial unit.
- This unit extend to approx 3,385 sq ft
- The unit benefits from a full height roller shutter loading door and a mezzanine
- Allocated parking is provided to the front of the unit
- Kitchen/breakout area

Terms

Available by way of a new FRI lease for a term to be agreed at a rent. VAT is payable.

Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Accommodation (Gross Internal Area*)

Ground Floor Warehouse	259.93 SQ M	2,798 SQ FT
Ground Floor Office	54.53 SQ M	587 SQ FT
Total	314.47 SQ M	3,385 SQ FT

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

EPC: D - 84

Business Rates: The rateable value is £34,250. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Service charge: £3,100 per annum exclusive

Estate Charge: £3,100 per annum exclusive

Contact:

CHRIS RICHARDS

[07983 775684 chris.richards@eddisons.com](mailto:chris.richards@eddisons.com)

EAMON KENNEDY

[07887 835 815 eamon.kennedy@eddisons.com](mailto:eamon.kennedy@eddisons.com)

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.