

UNIT TO LET

6,300 ft² (585 m²)



FULLY
REFURBISHED



AIRPORT
LOCATION



20 CAR
PARKING SPACES



www.ipif.com/luton

MODERN WAREHOUSE UNIT

UNIT K, AIRPORT EXECUTIVE PARK

PRESIDENT WAY, LUTON LU2 9NY

IPIF



/// what3words.com/middle.rust.planet



LOCATION

Airport Executive Park is situated on President Way, within the immediate vicinity of London Luton Airport, a short distance from the A505 and the M1 Junction 10.

DESCRIPTION

The property comprises a modern semi detached warehouse unit of steel portal frame construction with clad and brick elevations.

The warehouse benefits from 6.3m eaves height along with a full height loading door. Offices are located at first floor level. There is a yard area to the front as well as 20 car parking spaces at the front and side of the unit.

SPECIFICATION

- Fully Refurbished
- 6.3m eaves height
- Up and over level access loading door
- W/C Facilities
- First floor offices
- LED lighting
- 20 car parking spaces
- Yard area
- EV chargers

ACCOMMODATION

The available accommodation comprises the following approximate gross internal floor areas:

UNIT K	FT ²	M ²
Ground Floor	5,780	536.98
First Floor Office	520	48.31
TOTAL	6,300	585.29

LEASE TERMS

The premises are available on a new full repairing and insuring lease. Further details available from the joint agents.

RATEABLE VALUE

This unit has a Rateable Value of £69,500 within the 2023 Rating List. Occupiers of this unit may be eligible for transitional relief.

SERVICE CHARGE

A service charge will be levied for upkeep of common parts of the estate. Further details available on request.

LEGAL COSTS

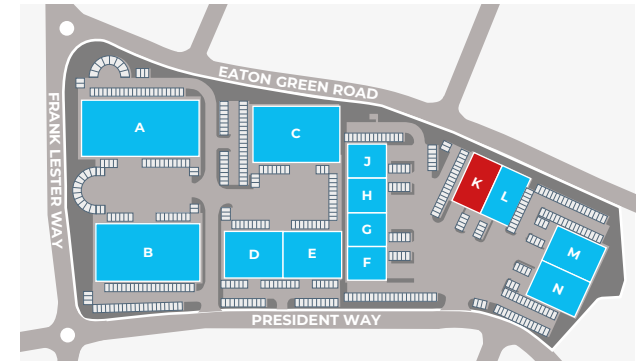
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

EPC RATING

A copy of the EPC is available on request.



On behalf of the Landlord



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