

# Unit 14B Cosgrove Way

Luton, LU1 1XL



**TO LET**

**10,260 sq ft** (953.19 sq m)

- 6.5m eaves height
- One roller shutter door
- Two storey offices
- Established trade counter estate
- LED Lighting (warehouse)
- Fenced forecourt



## Description

A mid terrace trade counter / warehouse unit previously occupied by Magnet. The unit benefits from a trade counter area at ground floor level with first floor offices above. The warehouse benefits from 6.5m eaves height at the front of the unit (rising to 8m at the rear of the unit), LED lighting, three phase power, mains gas and an electronically operated roller shutter door. A large mezzanine has been installed within the unit but will be removed as part of the refurbishment works. Car parking is provided at the front of the unit.

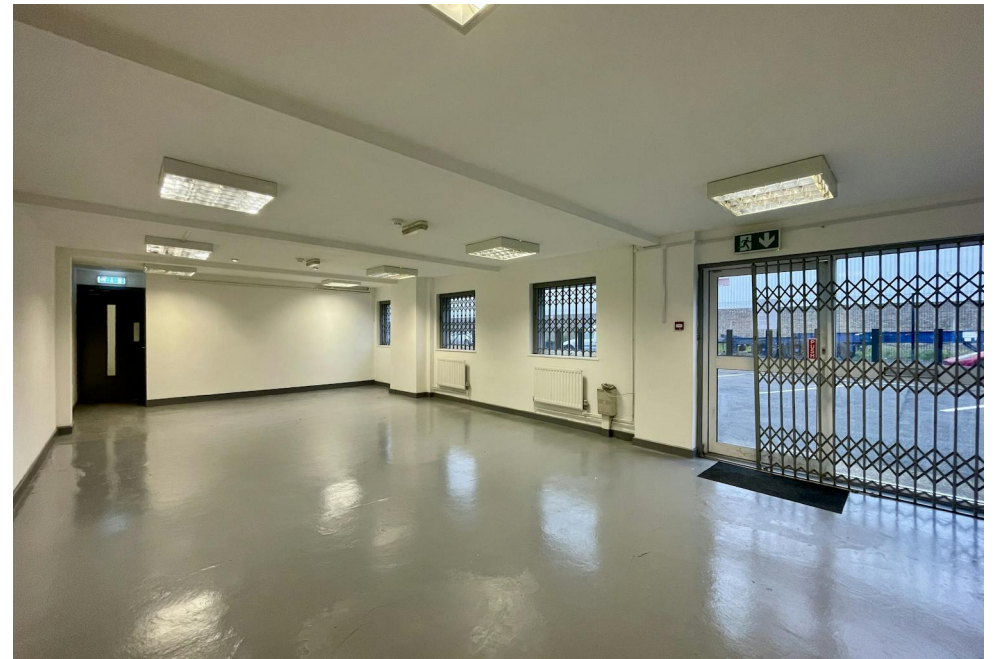
## Location

Cosgrove Way sits within Dallow Road, one of the main employment and trade counter clusters in Luton. Nearby occupiers include B&Q, Mr Clutch, Euro Car Parts, Topps Tiles and Al Murad. M1 Junction 11 is approx 1.5 miles away.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	7,560	702.35
Ground - Trade Counter / Undercroft	1,350	125.42
1st - Offices	1,350	125.42
<b>Total</b>	<b>10,260</b>	<b>953.19</b>



## Tenure

Available on a Leasehold basis only. Please contact the agents for quoting terms.

## EPC

D (95)

## Availability

Available Immediately

## Rent

£9.75 per sq ft

## Service Charge

£0.35 per sq ft

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Business Rates

Rateable Value of £81,000.00

## Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors and S R Wood & Son Ltd

## Adroit Real Estate Advisors



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