

Unit C, Bramingham Business Park

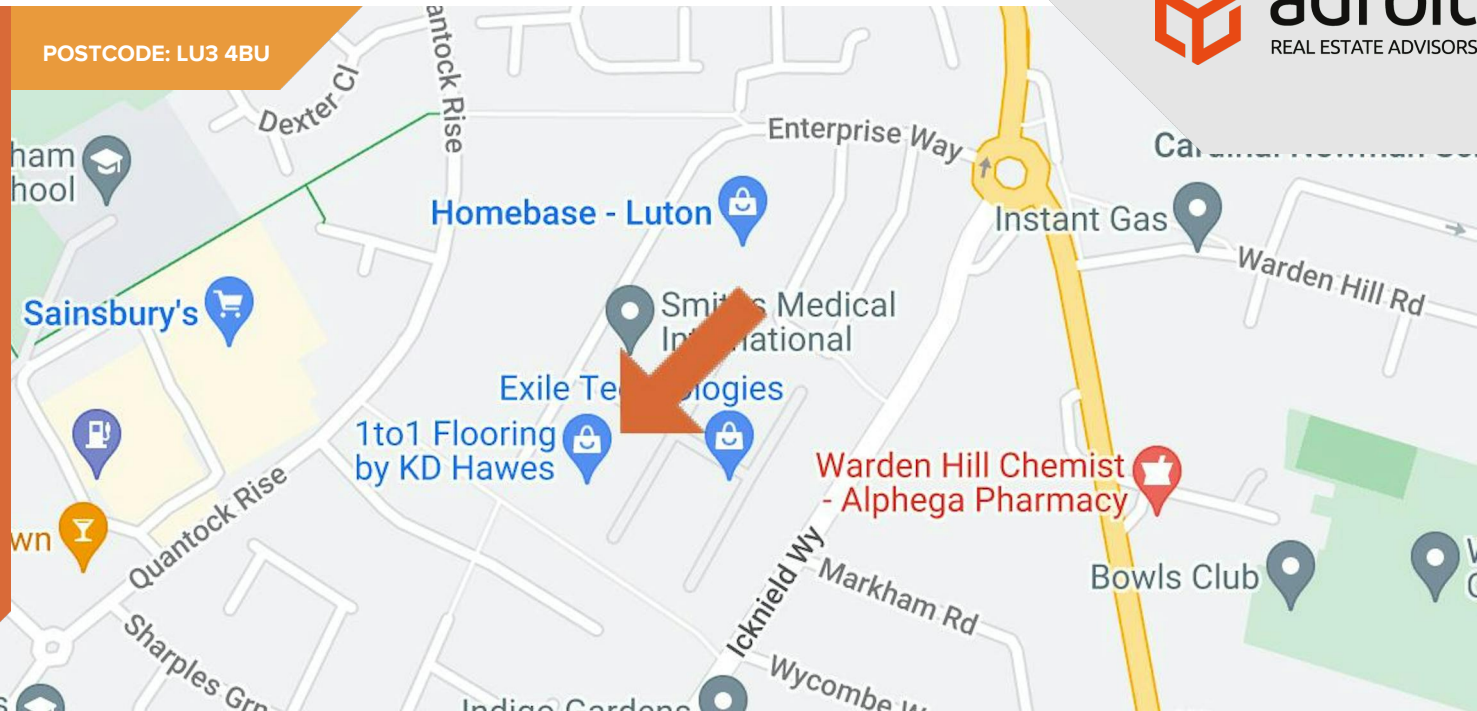
Enterprise Way, Luton, LU3 4BU



FOR SALE

10,302 sq ft (957.09 sq m)

- 5.5m eaves height
- 45 car parking spaces
- 2 level access loading doors
- First floor offices
- Capable of subdivision



POSTCODE: LU3 4BU

Description

A modern, detached light industrial / warehouse unit constructed in the late 1980's early 1990's located at the entrance to Bramingham Business Park off Enterprise Way. The building was designed as two semi detached units, but occupied as one, and has car parking to the front and side with a separate yard area at the rear.

The unit benefits fully fitted first floor offices with gas fired central heating, 5.5m eaves height, 2 level access loading doors and up to 45 car parking spaces. The unit currently has 100% mezzanine coverage (not included in the gross internal area) which will be removed prior to a sale unless the building is sold beforehand.

Location

Bramingham Business Park is located on the A6, approximately 3.5 miles north of Luton town centre and within 4 miles of junction 11 of the M1 motorway. The industrial estate adjoins a retail park which offers local amenity including Costa Coffee and an Aldi whilst a Sainsbury's supermarket and other local facilities are nearby.

Bramingham Business Park is situated within 0.75 miles of the proposed new A6/M1 link road which when completed will offer direct access to junction 11a of the M1 motorway.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse, reception and undercroft	8,717	809.84
1st - Offices	1,585	147.25
Total	10,302	957.09

Tenure

For Sale

EPC

D (70)

Availability

Further information is available upon request.

Price

Offers in excess of £1,500,000.00

Service Charge

Further information is available upon request.

Legal Costs

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

Business Rates

Rateable Value of £133,000.00

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

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