

Unit 1 Sundon Business Park

Dencora Way, Luton, LU3 3HP



TO LET

15,910 sq ft (1,478.09 sq m)

POSTCODE: LU3 3HP

- Available Q4 2024
- 5.6m eaves height
- 49 car parking spaces
- Separate rear loading area
- Comprehensive refurbishment proposed



Description

A prominent, detached warehouse unit built in the late 1990s. The unit benefits from two storey offices at the front of the unit, 5.6m eaves height within the warehouse, a dedicated loading area to the rear, two loading doors and 49 car parking spaces at the front and side of the property. The existing lease expires in June 2024 and refurbishment works are expected to start shortly afterwards.

Location

Sundon Business Park is situated just off of Sundon Park Road and forms part of the main industrial area within the north of Luton along with Camford Way, Scott Road and Park Avenue. The estate benefits from good access to the M1 Junction 11A and the A5 – M1 Link.

Luton Leagrave train station is just over 1 mile away and is one of the three stations in Luton which link the town to London St Pancras.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Unit - Warehouse	9,942	923.64
Ground - GF Offices	2,984	277.22
1st - 1st Offices	2,984	277.22
Total	15,910	1,478.08

Tenure

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

EPC

C (68)

Availability

Available August 2024

Rent

Rent on application

Service Charge

Applicable

Legal Costs

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

Business Rates

Rateable Value of £104,000.00

Viewings

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

Adroit Real Estate Advisors



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