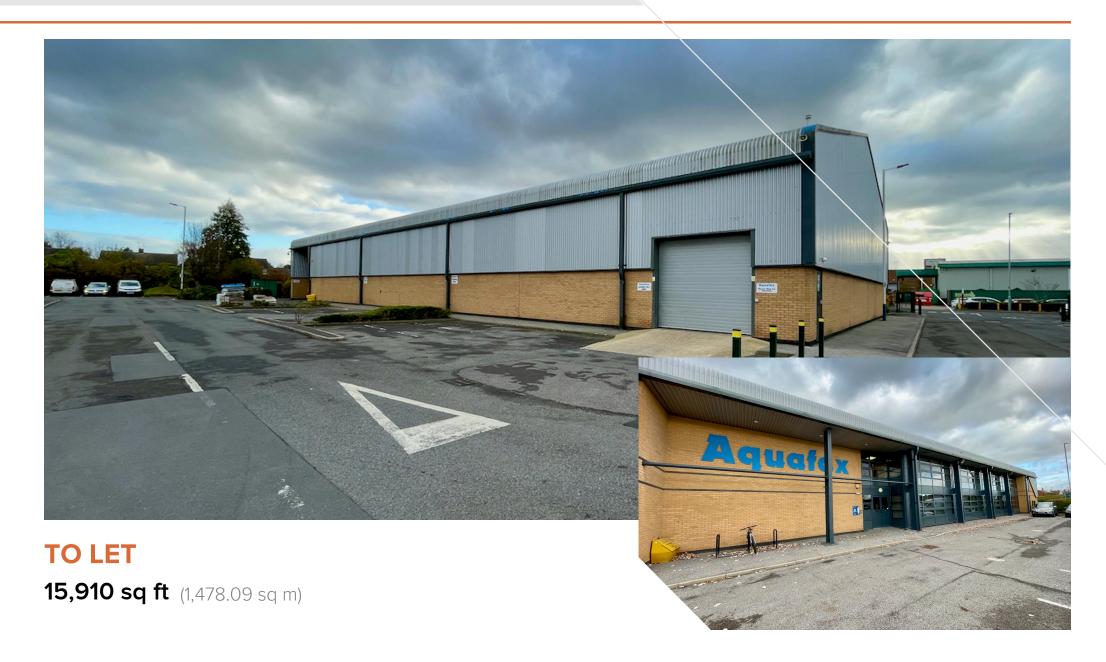
# **Unit 1 Sundon Business Park**

Dencora Way, Luton, LU3 3HP







# **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**



**Dan Jackson** M: 07841 684870 djackson@adroitrealestate.co.uk



#### www.adroitrealestate.co.uk

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. Generated on 01/05/2024