

# Modern Warehouse / Industrial Unit

19,908 SQ FT (1,850 SQ M)

Colliers

To Let

## Unit H, Oakley Road

Luton, Bedfordshire, LU4 9GE

- 24/7 on Site Security
- 9m Eaves Height
- 2 Level Access Doors
- 32 Employee Car Parking Spaces
- 35m Yard Space
- Two storey office space
- 0.9 miles from Junction 11 of the M1.



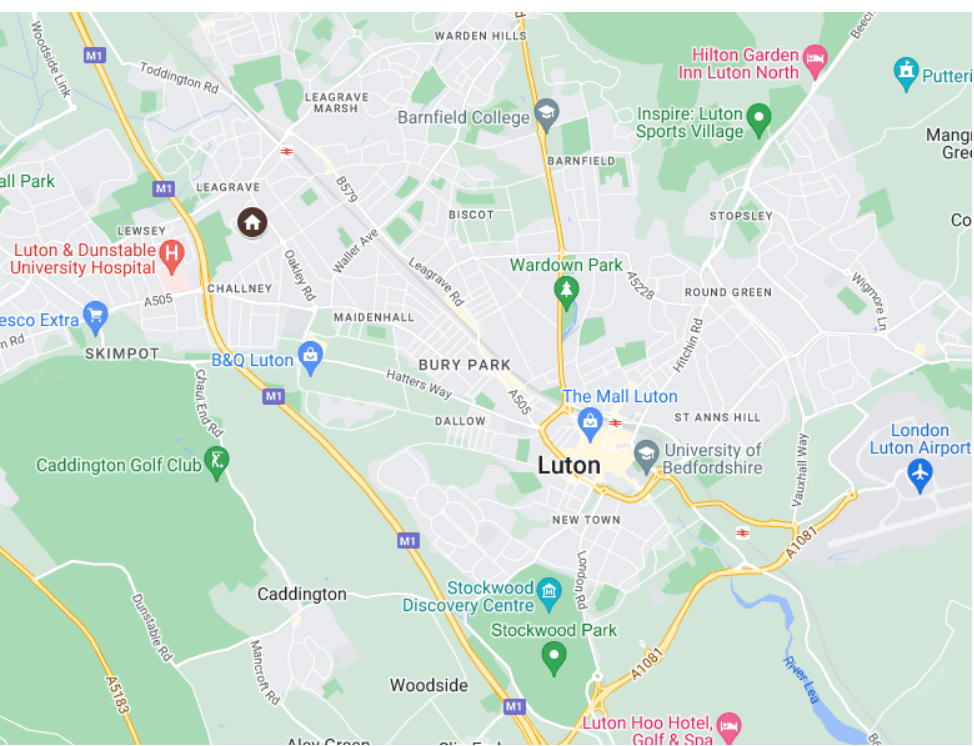
### Contact Us

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**Location**

The subject unit is situated within the Electrolux campus at Oakley Rd, Luton, LU4 9GE. Which is closely located to the M1, Luton Town as well as London and the North of England

- M1 (J11) – 0.9 miles
- Luton Town Centre - 2.9 miles
- Leagrave Train Station – 0.5 miles
- Luton Train Station – 3.1 miles
- London Luton Airport – 5 miles

**Description**

The building is of steel portal frame construction with two level access doors and large yard extending to 35 metres. Internally there is a two-story office serviced by a lift, kitchen and reception. To the rear of the unit there is breakout space and the unit features 32 car parking spaces.

**Terms**

Upon application.

**Business Rates**

Available on request.

**Service Charge**

A service charge is levied for the upkeep and maintenance of the estate. Further details are available on request.

**EPC**

A copy of the EPC is available on request.

**Legal Costs**

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

**VAT**

All prices and other costs quoted exclusive of VAT.

Areas (GIA)		
Unit H	SQ FT	SQ M
Warehouse/Production	13,330	1,239
Offices/Staff Accommodation	6,568	610
<b>TOTAL GIA</b>	<b>19,908</b>	<b>1,850</b>




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**ANTI MONEY LAUNDERING**

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.