

## TO LET – INDUSTRIAL UNIT WITH SECURE YARD/PARKING



### Unit 28 Sundon Industrial Estate, Dencora Way, Luton, Bedfordshire, LU3 3HP

8,650 SqFt (803.58 SqM)

£88,700 per annum exclusive

- Secure Yard and parking
- Open plan industrial unit
- All mains services connected
- Roller shutter loading door

## Location

Sundon Park Industrial Estate is within an established industrial area, and is well placed off Sundon Park Road. The unit is located in an established commercial district. Luton Town Centre is approximately 4 miles distant. Junction 11A of the M1 Motorway is within 3 miles. Leagrave Train Station is within 1 mile of the property.

## Specification

Concrete floor  
Pitched roof  
Fluorescent strip lighting  
Mezzanine  
Two-storey offices  
Ground floor offices - kitchen/ breakout room, WC's, cellular offices.  
First floor offices - Storage room, meeting room.

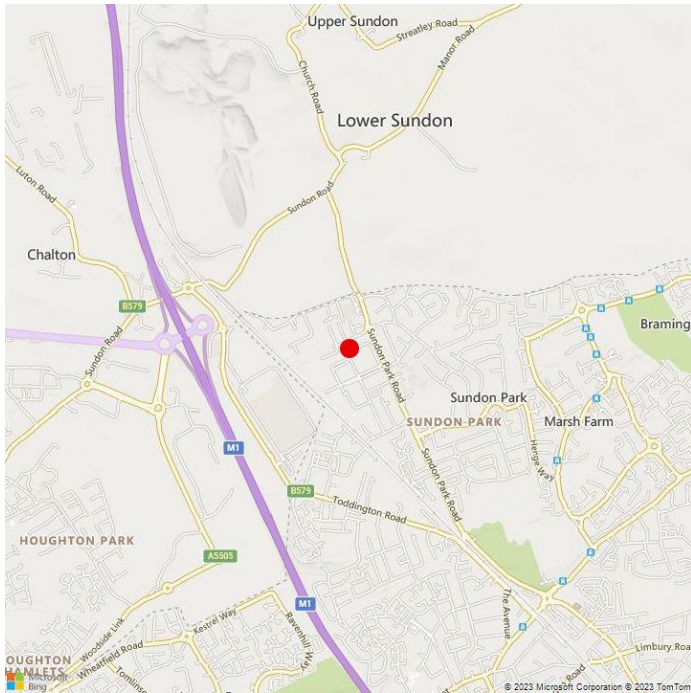
## Terms

**To Let:** £88,700 per annum exclusive

**VAT:** Applicable

Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

**Estate Charge:** £1,912.50 per annum



## Accommodation

The subject property comprises a 1950s/60s warehouse that has been subdivided internally to provide individual units.

## Description

The property is a mid-terrace industrial unit with a large tarmac surfaced secure yard to the front with palisade fencing.

## GIA - Gross Internal Area

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
<b>Total</b>	<b>8,650</b>	<b>803.58</b>

Areas quoted are approximate and should not be held as 100% accurate.

## Business Rates

Rateable value: £56,000

The current multiplier for 2022/23 49.9p payable

Interested parties are advised to contact the relevant local authority

## EPC

E - 116

## Viewings

For viewings and further information please contact:

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