DUNCAN WELCH & CO
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- Commercial Property Sales & Lettings
- Property Management
- Valuations
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UNIT 4 EAGLE CENTRE
PROGRESS WAY
SEDGWICK ROAD
LUTON
BEDFORDSHIRE
LU4 9US

HYBRID BUSINESS UNIT
TO LET
2,228 SQ FT (207m2)

DESCRIPTION

The property comprises an end of terraced business unit with accommodation arranged equally on ground and first floor levels. The ground floor offers storage / workshop space and offices, with the first floor offering good quality offices.

Duncan Welch & Co Ltd for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) That particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract; ii) All are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Duncan Welch & co has any authority to make or give any representation or warranty whatsoever in relation to this property. Price and Rent may be subject to VAT and prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

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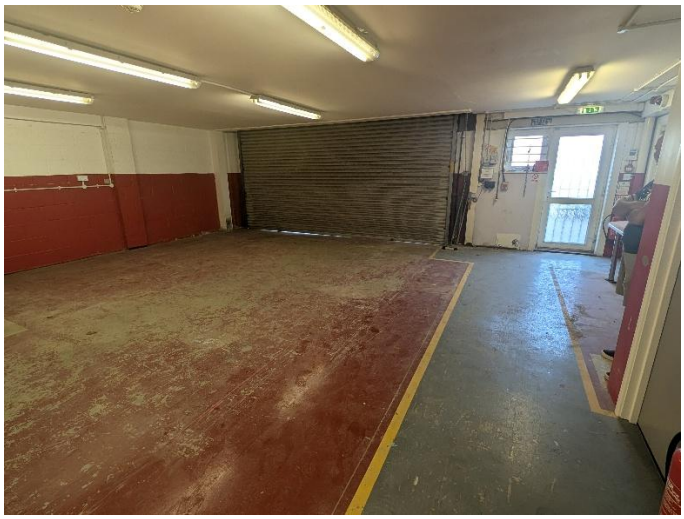

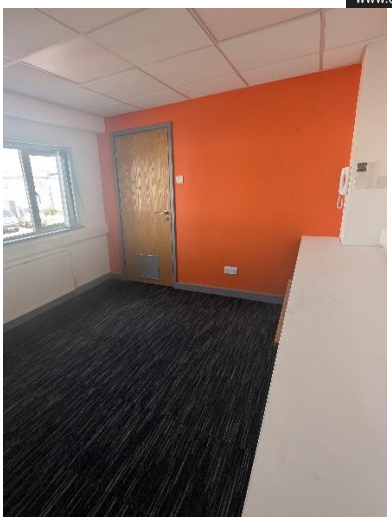

AMENITIES

- Sectional Shutter Loading Door
- 3.6m High x 4.9m Wide
- 3 Phase Electricity Supply
- Gas Fired wet radiator heating.
- Kitchen & WC's
- Air Conditioning
- Remote Door Entry System
- Forecourt For Vehicle Parking with 3 electric vehicle charging points

LEASE The premises are available upon a new full repairing and insuring lease for a term to be agreed. The lease will exclude Sections 24-28 of The Landlord & Tenant Act 1954.

RENTAL £28,000 per annum exclusive.

VAT We are advised that VAT is applicable to the rent.

BUSINESS RATES We are advised that the premises have a current rateable value (RV) of £15,500 with effect from 1st April 2026.

SERVICE CHARGE & BUILD/INS. The tenant will be required to reimburse the landlord the annual cost of the estate service charge & buildings insurance on demand.

LEGAL COSTS Each party are to be responsible for payment of their own legal costs. in this matter in obtaining any superior Landlords consent.

EPC An Energy Performance Certificate Rating C.

VIEWING By prior appointment via sole agent: -

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