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*Duncan Welch & Co.
Peterson House
2A Tennyson Rd
Luton
Bedfordshire
LU1 3RT*

COMMERCIAL & INDUSTRIAL AGENTS / VALUERS

UNIT 11 LUTON ENTERPRISE PARK

SUNDON PARK ROAD

LUTON

LU3 3GU

MODERN / FACTORY / WAREHOUSE UNIT - TO LET

2120 SQ FT (197m²) + 1996 sq ft (185.5m²) Mezzanine



LOCATION

Luton Enterprise Park is located just off Sundon Park Road, close with its junction with Park Avenue. Junction 11 of the M1 Motorway is approximately 3 miles distant.

DESCRIPTION

Unit 11 comprises an end of terrace building constructed in 2001. The unit is of steel portal frame construction, having attractive modern external elevations. The unit is allocated 3 on site car parking spaces.

Duncan Welch & Co 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.

| | | | |
|-------------|-----------------|---|------------------------------------|
| SIZE | GROUND FLOOR | = | 2,120 sq ft (197m ²) |
| | MEZZANINE FLOOR | = | 1,996 sq ft (185.5m ²) |

- Electrically operated up and over loading door.
- Security Shutters to windows and doors.
- 3 phase power supply.
- 30km /m² Floor Loading (ground floor).
- Good quality offices at ground and mezzanine level.
- Gas fired central heating to offices.
- 3 WC's – one being disabled specification.
- Kitchenette at ground and mezzanine level.
- On site car parking.

TERMS

The Unit will be available on a new Full Repairing and Insuring Lease for a term to be agreed, and will be granted outside the Landlord & Tenant Security of Tenure Provisions Act 1954.

RENTAL

£20,000 PAX

V.A.T.

VAT will be applied to the rental.

BUSINESS RATES

From verbal enquiries made of the local rating authority, we are advised that the premises have a rateable value of £13,652 with effect from 1st April 2017.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed

LEGAL COSTS

Each party to bear their own legal costs in this matter.

VIEWING

By appointment via sole agent: -

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