

**DUNCAN
WELCH & CO**

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- Commercial Property Sales & Lettings
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Duncan Welch & Co.
Peterson House
2A Tennyson Rd
Luton
Bedfordshire
LU1 3RT

COMMERCIAL & INDUSTRIAL AGENTS / VALUERS

**UNIT 14a PROGRESS PARK
RIBOCON WAY
LUTON
BEDFORDSHIRE
LU4 9UR**

**B1 BUSINESS UNIT
2,495 sq ft (231.8m²)
TO BE LET**



LOCATION

The property is located on an established commercial development on the north western outskirts of Luton. The property is well situated for easy access to the recently opened junction 11a of the M1 Motorway, which is approximately 1.5 km distant.

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.

DESCRIPTION

The premises are of an attractive design with feature glazed front elevation, internally the building has been mainly fitted on ground and first floor level to provide modern office accommodation together with the usual facilities, such as male & female WC's and a kitchenette. Part of the ground floor provides storage accommodation, this area being fronted by a sectional up & over loading door.

The building is fitted with:

- **3 Phase Electricity Supply**
- **Gas Fired Central Heating**
- **A Sectional Up & Over Loading Door 3.6m (H) X 3m (W)**

Externally the building is fronted by a forecourt providing loading/unloading area and 3 on site car parking spaces.

LEASE

The premises are available on a new Full Repairing & Insuring Lease for a term to be agreed. The Lease will exclude sections 24-28 of the Landlord & Tenant Act 1954.

RENTAL £20,000 per annum exclusive

VAT

We are advised that VAT will not be applicable to the rental.

BUSINESS RATES

We are advised that the premises have a Rateable Value of £18,750 as at 2017. Please note that this is the gross figure not the annual amount payable.

SERVICE CHARGE

The tenant will be responsible for the Estate Service Charge, which is currently in the order of £350.00 per annum plus VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The building has an Energy Performance Asset Rating of 'C'

LEGAL COSTS

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

VIEWING

By appointment via sole agent: -

DUNCAN WELCH & COMPANY

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