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*Duncan Welch & Co Ltd
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**UNIT 2 EAGLE CENTRE
PROGRESS WAY
SEDGWICK ROAD
LUTON
BEDFORDSHIRE
LU4 9TB**

**FACTORY/WAREHOUSE UNIT
TO LET**

1,516 SQ FT (140.8m²)



LOCATION

The Eagle Centre is located off Progress Way, which in turn leads off Toddington Road. This area is a well-established commercial location.

DESCRIPTION

The property forms part of a terrace of similar buildings constructed in the mid 1990's being of steel portal frame construction with part brick and profiled steel elevations. There is a loading/unloading and parking area to the front of each building.

Duncan Welch & Co for themselves and for the Vendors or Lessors of the property whose agents they are given 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.

ACCOMMODATION

The unit offers the following accommodation:

Ground Floor	802 sq ft (74.5m2)
Mezzanine Floor (as Offices & Storage)	714 sq ft (66.3m2)
TOTAL	1,516 sq ft (140.8m2) GROSS INTERNAL

AMENITIES

- **FULL HEIGHT ROLLER SHUTTER DOOR**
- **3 PHASE ELECTRICITY SUPPLY**
- **FLUORESCENT LIGHTING**
- **LED LIGHTING TO OFFICE**
- **DEDICATED ON SITE CAR PARKING**

LEASE

The premises are available upon 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

£14,995 per annum exclusive. Rent to be paid monthly in advance.

VAT

We are advised that VAT is **not** applicable to the rental in this instance.

BUSINESS RATES

We are advised that the premises have a current gross rateable value of £8,200 with effect from 1st April 2023.

LEGAL COSTS

The incoming tenant to be responsible for payment of the landlords' legal costs.

RENTAL DEPOSIT

The tenant will be required to provide the landlord with a rental bond. Further details upon application.

ESTATE SERVICE CHARGE

The tenant will be responsible for payment of the estate service charge.

LBC TENANT APPROVAL FEE

The incoming tenant to be responsible for payment of the Luton Borough Council tenant approval fee.

BUILDINGS INSURANCE

The tenant will be responsible to reimburse on demand the cost of the annual building's insurance premium

VIEWING

Via sole agents Duncan Welch & Co Ltd

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