

**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*

**52/58 ALBERT ROAD
LUTON
BEDFORDSHIRE
LU1 3PR**

**B1/B8 PREMISES WITH 12 CAR PARKING SPACES
2,659 SQ FT (247m²)
PLUS 1,475 SQ FT (137m²) MEZZANINE FLOOR
TO BE LET**



LOCATION

The premises are located within close walking distance of Luton Town Centre in Albert Road. Junction 10 of the M1 Motorway is approximately 1,5 miles (2.4km) distant.

DESCRIPTION

The property comprises a detached single storey factory/warehouse unit standing upon its own self-contained site and fronted by 12 marked car parking spaces. The premises are of steel portal frame construction, with brick/blockwork and profile steel elevations. A mezzanine floor has been installed to provide additional floor space.

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.

AMENITIES

- Min Eaves Height = 18 ft (5.486m)
- 3 Phase Electricity Supply
- Gas Warm Air Heater to main area
- Gas Radiator Heating to office & ancillary area
- Roller Shutter Loading Door 3.5m (H) x 3m (W)
- Fluorescent Lighting
- Mezzanine Floor
- Male & Female WC's
- 12 On Site Car Parking Spaces

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

£27,000.00 per annum exclusive.

VAT

We are advised that VAT is not applicable to the rent.

RENTAL BOND

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

BUSINESS RATES

We are advised that the premises have a current rateable value (RV) of £16,750.00 with effect from 1st April 2017. Please note that this figure is the gross rateable value, not the rates annually payable.

LEGAL COSTS

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

VIEWING

By prior appointment via: -

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