

**UNIT 9 FIRBANK INDUSTRIAL ESTATE
DALLOW ROAD
LUTON
BEDFORDSHIRE
LU1 1TW**

**5,000 SQ FT (464.51m2)
WAREHOUSE/FACTORY UNIT
TO BE LET**



LOCATION

The property is located on a small trading estate, just off Dallow Road. The neighboring estates of Finway and Bilton Way are close by. Junction 11 of the M1 Motorway is approximately 2 miles distant.

DESCRIPTION

The property comprises an end of terrace, single storey warehouse/factory unit of steel portal frame construction with elevations of brick/blockwork beneath profile steel cladding.

SIZE Ground Floor Warehouse/Factory = 5,000 sq ft (464.51m2)

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

- **Electrically Operated Roller Shutter Loading Door 4.84m High x 3.92m Wide**
- **Minimum Eaves Height = 4.87m**
- **3 Phase Electricity**
- **Gas Fired Warm Air Heater**
- **Ground floor offices with gas fired wet radiator heating**
- **Kitchen facility**
- **Male & Female WC Facilities**

TENURE

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

RENTAL

£50,000 PER ANNUM EXCLUSIVE

RENTAL BOND

The tenant will be required to provide the landlord with a rental bond

V.A.T.

VAT will be applied to rental.

BUSINESS RATES

The premises have a current rateable value of £27,500 with effect from 1st April 2017

SERVICE CHARGE

An estate service charge will be applied.

LEGAL COSTS

The ingoing tenant to be responsible for payment of the landlords' legal fees

IMPORTANT

Any services, fixtures fittings, appliances and other items of equipment referred to in these particulars, have not been tested by this firm, and therefore no warranty can be given in respect of their condition. Prospective occupiers should satisfy themselves as to their condition.

VIEWING

By appointment via sole agent: -

DUNCAN WELCH & COMPANY

01582 - 725302

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