

**DUNCAN
WELCH & CO**

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

COMMERCIAL & INDUSTRIAL AGENTS / VALUERS

**CRESCENT ROAD
LUTON
BEDFORDSHIRE
LU2 0AH**

**SHORT TERM FLEXIBLE WAREHOUSING
3,655 SQ FT (339.5m²) TO 15,604 SQ FT (1733.7m²)
TO LET**



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.

LOCATION

Crescent Road is a central location on the periphery of Luton Town Centre.

DESCRIPTION

The available accommodation forms part of a larger building, and is currently surplus to requirement, although the property is of an older style it offers basic usable storage space. The various areas can be let individually or in combination.

AMENITIES

- Unit 1 = 4345 SQ FT (403.7m²)
- Unit 2 = 3655 SQ FT (340.0m²)
- Unit 4 = 7604 SQ FT (706.3m²)

- TOTAL 15,604 SQ FT (1450M²)

LEASE

The accommodation is available to rent on flexible short-term tenancies up to a maximum of 2 years at an all-inclusive rental price to be agreed. The Landlord may also be able to offer a level of warehouse handling services, at an additional charge, if so required.

LANDLORD & TENANT ACT 1954

Occupational agreements / leases will exclude Section 24-28 of the Landlord & Tenant Act 1954.

For further information and to make inspection arrangement please contact

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