

**DUNCAN
WELCH & CO**

01582 725302
www.duncan-welch.co.uk

- Commercial Property Sales & Lettings
- Property Management
- Valuations
- Dilapidations
- Rent Reviews

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

COMMERCIAL & INDUSTRIAL AGENTS / VALUERS

**DIAMOND HOUSE
DENCORA WAY
SUNDON PARK ROAD
LUTON
LU3 3HP**

**GOOD QUALITY FIRST FLOOR OFFICES
1,591 sq ft (147.80m²) Plus
ADDITIONAL MEZZANINE STORAGE 376 sq ft (34.94m²)
TO BE 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

The premises are situated on Dencora Way close to its junction with Sundon Park Road. The new M1 junction 11a which is scheduled to open in the spring of 2017, is approximately 2 miles distant. Junction 11 of the M1 is approximately 2.5 miles distant.

The estate is within approximately 1 mile of Sundon Park neighbourhood shopping centre, which provides a range of shops catering for daily needs.

DESCRIPTION

Modern first floor air conditioned offices of mainly open plan design together with additional mezzanine storage.

AMENITIES

- Attractive mix use commercial development
- Self-contained first floor suite
- 4 allocated on site car parking spaces
- Accommodation includes kitchen area, meeting/board rooms, Male & Female w.c's combination of open plan and private offices and storage
- Suspended ceiling with Cat 11 lighting
- Gas central heating
- Laminated flooring throughout
- Cost effective functional office space
- Hours of use Mon-Sat: 9.00 a.m. – 6.00 p.m. Sun: 10.00 a.m. – 4.30 p.m.

SIZE

First Floor Office = 1,591 sq ft (147.85m²)
Mezzanine Storage = 376 sq ft (34.94m²)

Total Gross Internal Area = 1,967 sq ft (182.79m²)

LEASE The premises are available on a new lease for a term to be agreed which will be contracted outside of the Landlord & Tenant Act 1954.

RENTAL £20,000 per annum inclusive of business rates, service charge, insurance, heating, water & electricity.

V.A.T. VAT is applicable to the rent.

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

VIEWING Via sole agent:-

DUNCAN WELCH & COMPANY
01582 – 725302
e-mail: jamieduncan@duncan-welch.co.uk