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*Duncan Welch & Co  
Peterson House  
2a Tennyson Rd  
Luton  
Bedfordshire  
LU1 3RT*

**UNIT 11 EAGLE CENTRE  
PROGRESS WAY  
SEDGWICK ROAD  
LUTON  
BEDFORDSHIRE  
LU4 9TR**

**FACTORY/WAREHOUSE UNIT  
TO BE LET  
800 SQ FT (74.32m<sup>2</sup>)**



## **LOCATION**

The Eagle Centre is an established commercial location situated on the North Western outskirts of Luton. The development of 12 similar buildings situated off Progress Way, which in turn leads off Toddington Road, is afforded easy access to Junction 11a of the M1 Motorway and is located approximately 0.6 miles (0.96Km) away.

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.

## **DESCRIPTION**

A single storey terraced Factory/ Warehouse unit of steel portal frame construction with part brick and profiled steel elevations. There is a loading/unloading and parking area to the front elevation.

## **AMENITIES**

- **FULL HEIGHT ROLLER SHUTTER DOOR**
- **3 PHASE ELECTRICITY SUPPLY**
- **MAINS GAS SUPPLY**
- **FLUORESCENT LIGHTING**
- **DEDICATED VEHICLE PARKING**

## **LEASE**

The premises are available upon a new full repairing & insuring lease for a term of 5 years. The lease will exclude sections 24-28 of the Landlord & Tenant Act 1954.

## **RENT REVIEW**

The lease will contain provision for an upward only rent review at the end of the 3<sup>rd</sup> year.

## **RENTAL**

£10,000 PER ANNUM EXCLUSIVE.

## **VAT**

We are advised that VAT is applicable to the rent.

## **RENTAL BOND**

The tenant will be required to provide a rental bond being the sum of 6 months rent plus the equivalent VAT.

## **BUSINESS RATES**

The tenant will be responsible for payment of the business rates. The property has a current rateable value of £7,500 with effect from 1<sup>st</sup> April 2017.

## **ESTATE SERVICE CHARGE**

The tenant will be responsible to pay the cost of the estate service charge which currently amounts to £590.80 plus VAT.

## **BUILDINGS INSURANCE**

The tenant to reimburse the Landlord the cost of the annual building insurance premium.

## **LANDLORD AGENTS COSTS**

The Tenant is to contribute £1000 + VAT towards payment of the Landlords Agents Costs.

## **LEGAL COSTS**

Each party to be responsible for payment of their own legal costs.

## **VIEWING**

By prior appointment via sole agents: -

**DUNCAN WELCH & COMPANY**  
01582 - 725302  
e-mail: [info@duncan-welch.co.uk](mailto:info@duncan-welch.co.uk)