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COMMERCIAL & INDUSTRIAL AGENTS / VALUERS

**UNIT 4 LUTON ENTERPRISE PARK
SUNDON PARK ROAD
LUTON
BEDFORDSHIRE
LU3 3GU**

**MODERN /FACTORY WAREHOUSE UNIT
TO LET
2,605 SQ FT (242M2)**



LOCATION

Sundon Park is a recognised commercial district located on the north western outskirts of Luton, approximately 4 miles from the Town Centre. The recently opened junction 11a of the M1 Motorway is located some 2.25 miles distant of the property.

DESCRIPTION

The property comprises a single storey end of terraced B1/B8 building of steel portal frame construction with attractive profile steel external elevations. The unit is allocated 3 on site car parking spaces.

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 Up & Over Doors
- Internal Security Shutter to Entrance Door & Rear Fire Escape Door
- 3 Phase Electricity
- 30km / m2 Floor Loading
- Halogen Lighting, Ceiling Mounted Electric Heaters
- WC (Disabled Specification)
- 6m Clear Eaves Height to underside of frame
- Gas Supply (not connected)
- Redcare Intruder Alarm

LEASE

The premises are available on a new full repairing & insuring lease for a term to be agreed. The lease will exclude Sections 24-28 of The Landlord & Tenant Act 1954.

RENTAL

£25,500.PER ANNUM EXCLUSIVE.

V.A.T.

VAT is applicable to the rental.

RENTAL BOND

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

BUSINESS RATES

The premises have a current gross Ratable Value of £15,500 with effect from 1st April 2017. Please note that this is the gross rateable value not the annual rates payable.

ESTATE SERVICE CHARGE

The tenant will be required to reimburse the landlord the cost of the estate service charge. Further information upon application.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of 'E'.

VIEWING

By prior appointment via sole agents: -

DUNCAN WELCH & COMPANY

01582 - 725302

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