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COMMERCIAL & INDUSTRIAL AGENTS / VALUERS

**UNIT 6 LUTON ENTERPRISE PARK
SUNDON PARK ROAD
LUTON
BEDFORDSHIRE
LU3 3GU**

**B1/B8 BUSINESS UNIT
TO LET**

**2,268 sq ft (210.7m²) PLUS 1,133 sq ft (105.2m²)
MEZZANINE FLOOR**



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 premises.

DESCRIPTION

The property comprises a single storey terraced B1/B8 Unit of steel portal frame construction with profile steel elevations and the following amenities:

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

- 6m Height to side of eaves
- 30kN/m sq Floor loading capacity
- 3 Phase electricity supply
- Electric & manually operated sectional up & over loading door 3.98m (H) x 3.49m (W)
- Gas fired warm air heater to factory/warehouse area
- Electric convector heaters to mezzanine office
- Disabled specification WC
- 3 Car parking spaces

LEASE

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

RENTAL

£25,000.00 PER ANNUM EXCLUSIVE

V.A.T.

VAT is applicable to the rental and other associated property outgoings.

RENTAL BOND

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

BUSINESS RATES

We are advised that the premises have a current Rateable Value of £13,500.00 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.

VIEWING

By prior appointment via sole agents: -

DUNCAN WELCH & COMPANY

01582 - 725302

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