

**DUNCAN
WELCH & CO**

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- Commercial Property Sales & Lettings
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Duncan Welch & Co.
Peterson House
2A Tennyson Rd
Luton
Bedfordshire
LU1 3RT

COMMERCIAL & INDUSTRIAL AGENTS / VALUERS

**UNIT 7 GREENWOOD COURT
RAMRIDGE ROAD
LUTON
BEDFORDSHIRE
LU2 0TN**

**B1/B8 PREMISES
TO LET**

1,810 SQ FT (168m²) plus Mezzanine of 387 sq ft (35.9m²)



DESCRIPTION

The property comprises a single storey mid terraced building of portal frame construction with brick and blockwork elevations beneath an insulated roof. Externally the premises are demised two car parking spaces with further use of communal estate car parking.

LOCATION

Greenwood Court is a small established Industrial Estate located just off the A505 (Luton to Hitchin), within the Round Green area of Luton. The Town Centre is approximately one and a quarter miles distant and junction 10 of the M1 Motorway is approximately 3 miles distant.

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.

SIZE

Factory/Warehouse Area	=	1,810 sq ft (168m ²)
Mezzanine	=	387 sq ft (35.9m ²)
TOTAL	=	2,197 sq ft (203.9m²)

AMENITIES

- Up & Over Sectional Loading Door 3m (H) X 3m(W)
- Minimum Internal Eaves Height approx 3m
- Three Phase Electricity
- Male & Female WC's
- Mains Gas Supply

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

£18,500.00 per annum exclusive.

RENTAL DEPOSIT

The ingoing tenant will be required to provide the Landlord with a rental deposit.

BUSINESS RATES

We are advised the premises have a gross rateable value of £12,500.00 with effect from 1st April 2017.

LEGAL COSTS

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

VIEWING

By prior appointment via sole agents: -

DUNCAN WELCH & COMPANY

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