

A photograph of a large industrial building with a brick facade and a large blue roll-up door. The building is set against a dark, overcast sky. The text is overlaid on the image.

**UNIT F
KINGSWAY
INDUSTRIAL ESTATE
LUTON**
LU1 1LP

UNIT F KINGSWAY INDUSTRIAL ESTATE

LU1 1LP

Industrial Unit
TO LET

KEY DETAILS

- Ideal for light industrial trades and/or distribution
- Prominent location
- Kitchen and WC facilities
- Allocated parking
- Full height roller shutter door

ACCOMMODATION

	Size Sq.m	Size Sq.ft
Unit F	314.93	3,390

This floor area is approximate and has been calculated on a gross internal basis.

DESCRIPTION

Mid-terrace industrial unit extending to approximately 3,390 Sq.ft. The unit benefits from a full height roller shutter loading door and is undergoing comprehensive refurbishment.

Allocated car parking is provided to the front of the unit.

AMENITIES

 Kitchen	 WCs	 Allocated Parking	 Roller Shutter Door
 Clear Height	 Near Luton Airport	 Near M1 Junction	 Town Centre Amenities



UNIT F KINGSWAY INDUSTRIAL ESTATE

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LOCATION

The property is situated on the prominent and well established Kingsway Industrial Estate, just off the main A505 (Hatters Way), between Luton and Dunstable.

The estate fronts onto Hatters Way with excellent links to Luton Town Centre and also to Dunstable, the A5 and the M1.

Luton Railway Station is the nearest train station, located approx. 1.1 miles from Kingsway Industrial Estate. The estate is conveniently located approx. 2.1 miles from London Luton Airport.

AREA

- Established industrial area adjacent to Laporte Way and Dallow Road.

TRANSPORT

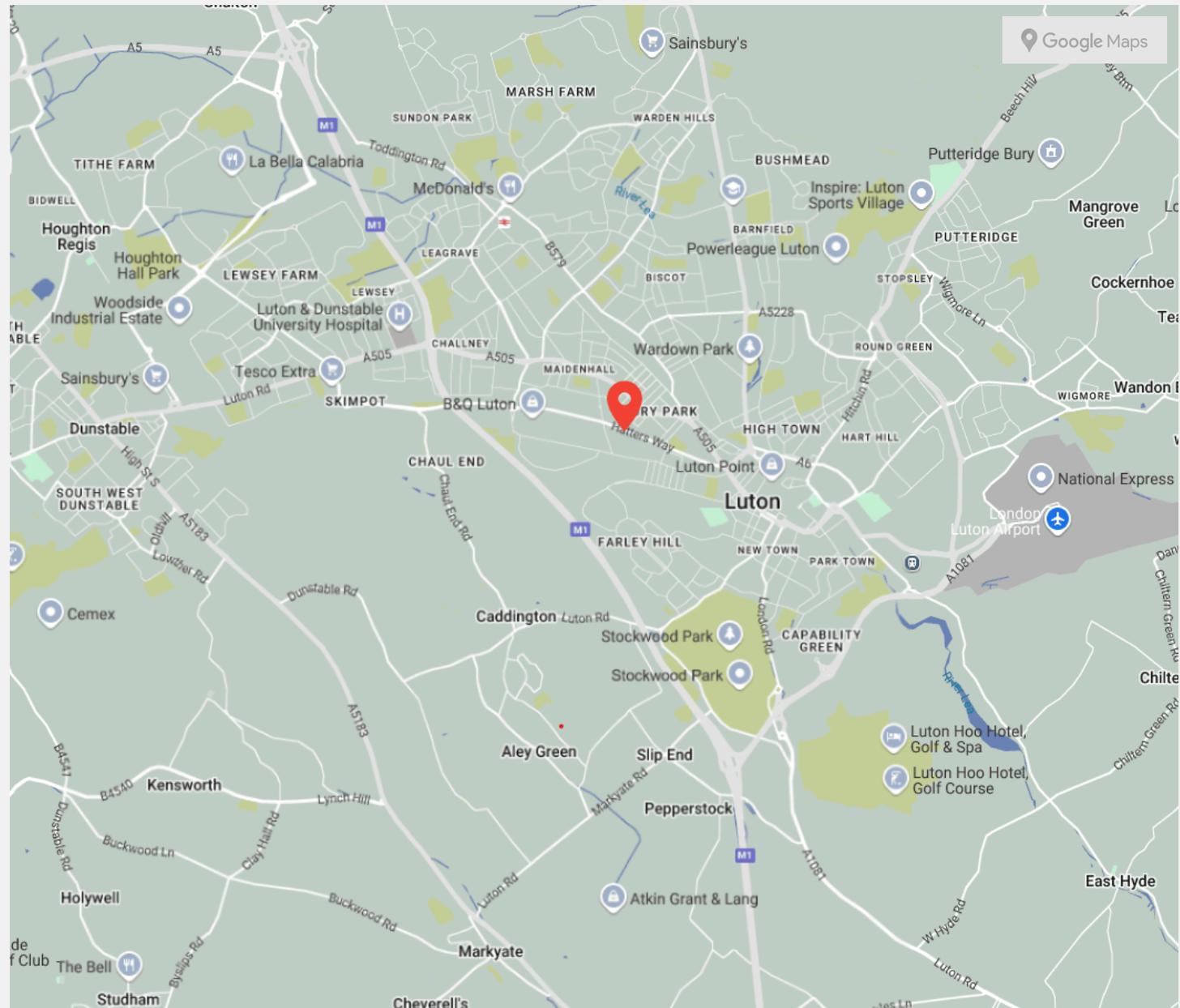
-  M1 (J11) motorway - 1.6 miles
-  Luton railway station - 2 miles
-  Luton airport - 3.2 miles

TERMS

The unit is available on a new lease for a term to be agreed.

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RENT

£40,000 per annum exclusive.

ESTATE CHARGE

£3,100 per annum exclusive.

EPC

The property has an EPC rating of C 71. Details available upon request.

RATES

The rateable value will be subject to re-assessment as it's currently combined with Unit G, we understand the expected Rateable Value to be approximately £25,250, comprising of a rates payable of approximately £12,125.

For rates payable please refer to the Local Rating Authority, Luton Borough Council – 01582546035. Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

The property is VAT registered.

Industrial Unit

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CONTACT

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