

UNIT A1 | BRAMINGHAM BUSINESS PARK | ENTERPRISE WAY | LUTON | BEDFORDSHIRE | LU3 4BU



A1 BRAMINGHAM BUSINESS PARK

Rarely Available Freehold Industrial/Warehouse Unit with Vacant Possession

FOR SALE

S.R. Wood & Son

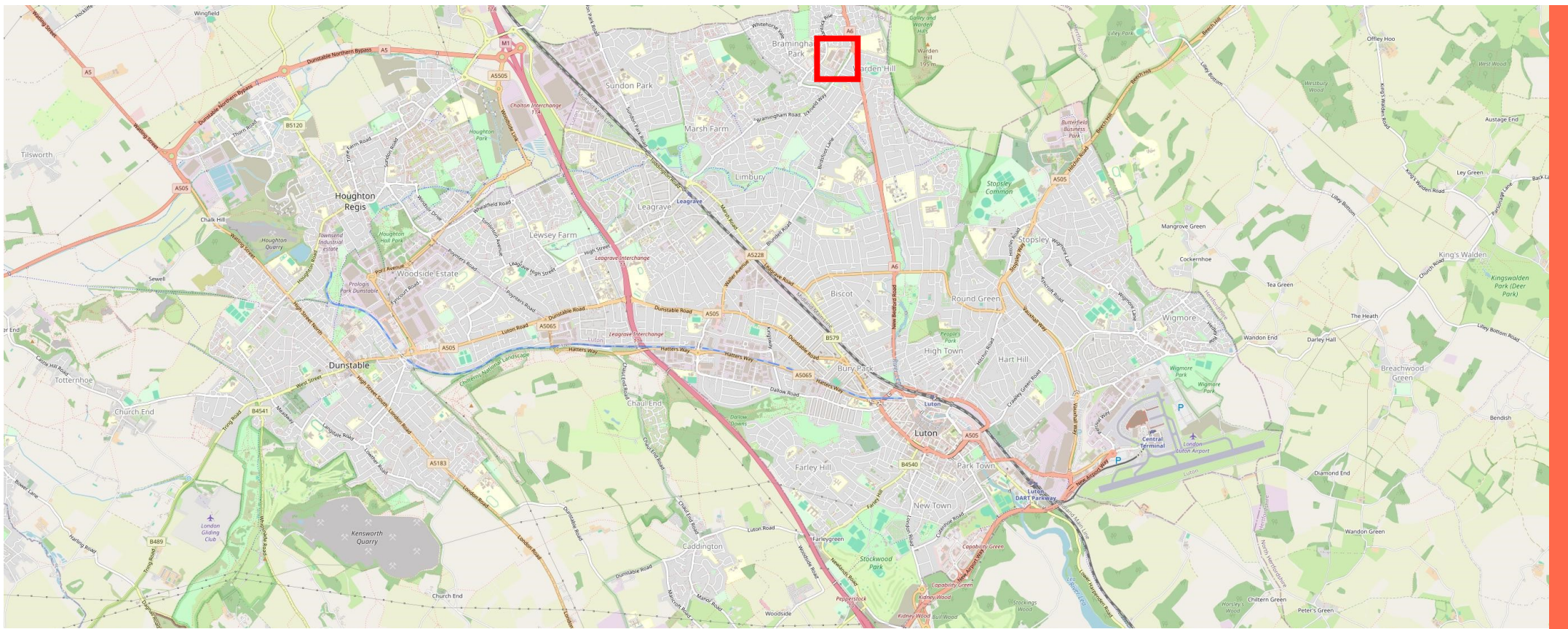
Est.1981

01582 401 221

www.srwood.co.uk



- Eaves = 5.42m
- Ridge = 7.29m
- Strategic Location
- Vacant Possession
- Rare Freehold Opportunity
- Parking (circa 20 vehicles)

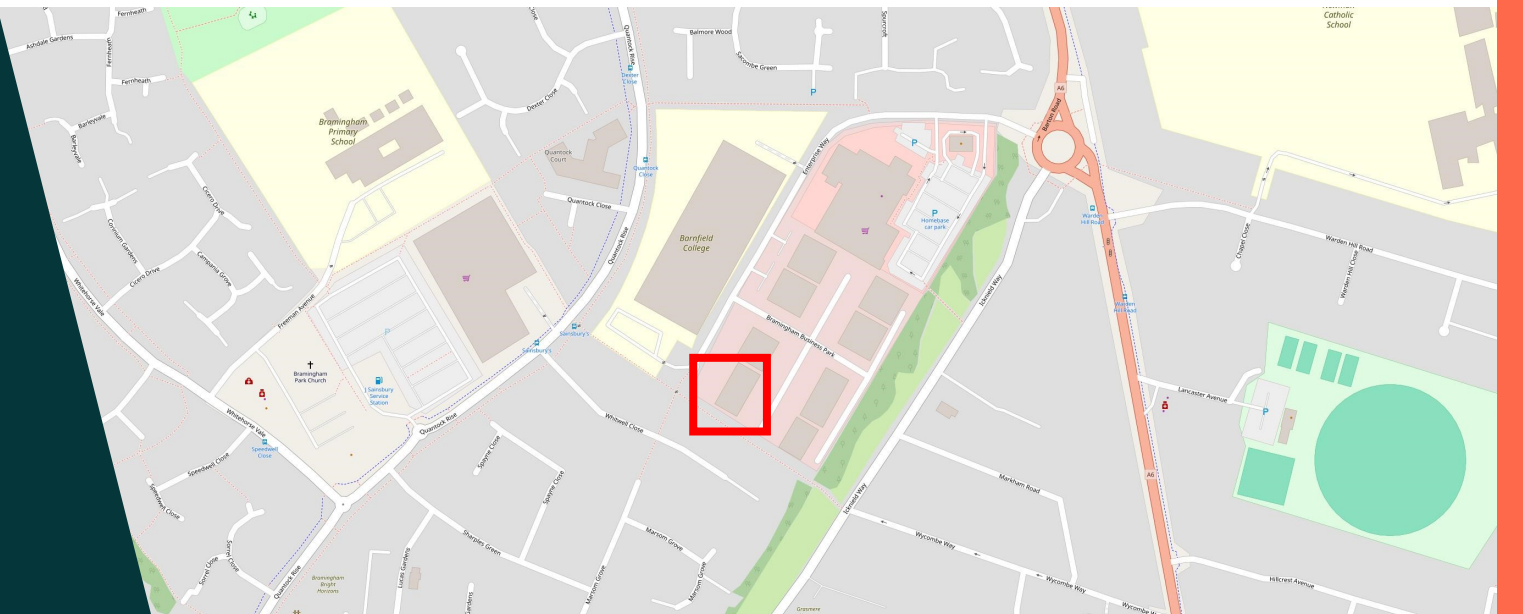


Location

Luton can be considered a major industrial and logistics hub; benefitting from excellent road links (M1, A505, A6), rail and aviation connectivity.

The subject property is strategically situated at the Bramingham Business Park, just off Barton Road (the A6), which is a major arterial route, linking Luton and Bedford.

J11a of the M1 is approximately 6 miles away by road. Luton town centre is approximately 3.2 miles away by road.





Description

The property comprises a semi-detached, steel portal frame industrial/warehouse unit with parking to the front and rear for around 20 vehicles. The property is arranged over ground and first floor. It provides for 2x up and over loading doors, office accommodation, kitchenette and WC provisions. The minimum eaves height is 5.42m and the ridge height is 7.29m.

Accommodation	SqFt	M2
Ground Floor	4,203	390.47
First Floor	1,157	107.48
GIA	5,360	497.95

Proposal

The property is available on a freehold basis and with vacant possession for **£775,000**.

Rateable Value

The rateable value is £46,000 (*please note this is not rates payable*).

Legal Costs

Each party is to bear its own costs incurred.

VAT

All costs are subject to VAT if applicable.

EPC

The property has an EPC of **86** in band **D**.

Viewings

To arrange a viewing and for further information, please contact sole selling agency S.R. Wood & Son Ltd.

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