

HOLLY STREET TRADING ESTATE | LUTON | BEDFORDSHIRE



# HOLLY STREET TRADING ESTATE

*Rarely Available Motor Trade Units | 4x Units Available*

**TO LET**

**S.R. Wood & Son**

Est.1981

**01582 401 221**

[www.srwood.co.uk](http://www.srwood.co.uk)





- Established Industrial Location
- Proximity to Town Centre
- Proximity to Arterial Routes
- Proximity to Luton Airport
- Flexible Lease Terms
- *Suited to Motor Trade and other industrial/warehouse uses*





## Location

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The Holly Street Trading Estate is an established industrial estate situated on the southern fringe of Luton town centre, just off the A505 inner ring road. It is within a short drive of London Luton Airport and the M1 (J10). All town centre amenities are within proximity, to include Luton Point (shopping centre), the mainline train station, Bedfordshire University, shops, cafes, restaurants, pubs, banking, and some key development sites.



## Description

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The available units are accessed from within the Holly Street Trading Estate (off Holly Street), save for Unit B1 which is accessed via Union Street. The units would suit a variety of industrial, storage or potentially leisure uses.

We draw attention to the fact that our client is open-minded to **motor trade use**, for example: mechanical workshop or body workshop.

## Terms

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Units are available either individually or combined, by way of a new lease and for a length to be agreed. Tenants are offered an 'easy in, easy out' lease with a mutually operable rolling break option, exercisable at short notice.

There is an estate service charge for common area maintenance. Please see Availability Schedule on the next page.

## Legal Costs

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Each party is to bear its own costs incurred.

## VAT

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All costs are subject to VAT at the appropriate rate.

# AVAILABILITY SCHEDULE

UNIT	SQFT	M <sup>2</sup>	RENT PA	RATEABLE VALUE
Unit B1	2,534	235	£32,940	£27,250
Unit B2	2,267	210.61	£29,475	See below
Unit B3	2,770	257.34	£36,000	See below
Unit C3	1,083	100.57	£15,160	£10,750

**Note Regarding Business Rates:** Units B2 and B3 are rated as one and have a combined rateable value of £26,250 (please note this is not rates payable). Occupiers are encouraged to undertake their own due diligence in this regard.

## Viewings

For further information or to request a viewing, please contact sole letting agency S.R. Wood & Son Ltd.

### Office:

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