



## 18-19 Ribocon Way, Progress Park, Luton, LU4 9UR

### Modern Business Unit & Parking

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	4,290 sq ft / 398.55 sq m
<b>Rent</b>	£42,500 per annum
<b>EPC Rating</b>	Upon enquiry

#### Key Points

- Strategic Location
- 2x Loading Doors
- Forecourt Parking
- Proximity to M1 (J11A), A5, A505 & A6
- Large Steel Frame Mezzanine

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## Location

Progress Park is an established industrial location, built circa 1988 and is accessed off Sedgwick Road/Toddington Road, toward the northwest of Luton. It provides excellent access to the M1 (J11a).

## Description

This modern business unit originally formed a terrace of two smaller units, however the middle/party wall dividing Unit 18-19 has been removed such that this is now a single, open plan space.

- Ground floor 2,663 sqft (247.62 m2).
- Steel framed mezzanine 1,628 sqft (151.37 m2).
- New LED lighting.
- Circa 6-8 parking spaces on forecourt and to the side.
- Kitchenette, shower and disabled WC.
- 2x up and over loading doors.
- Ridge height = 7.39m.
- Height under mezzanine = 2.48m.

## Rateable Value

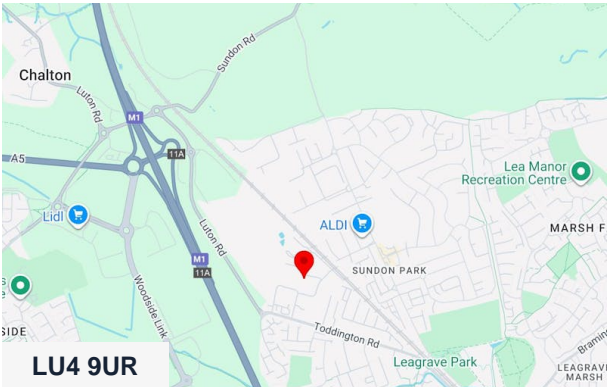
The property has a rateable value of £25,500 (please note this is not rates payable).

## VAT

All costs are subject to VAT at the appropriate rate if applicable.

## Legal Costs

Each party is to bear its own costs incurred.



## Viewing & Further Information



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