

Unit A, Luton Enterprise Park

Sundon Park Road, Luton, LU3 3GU

adroit
REAL ESTATE ADVISORS



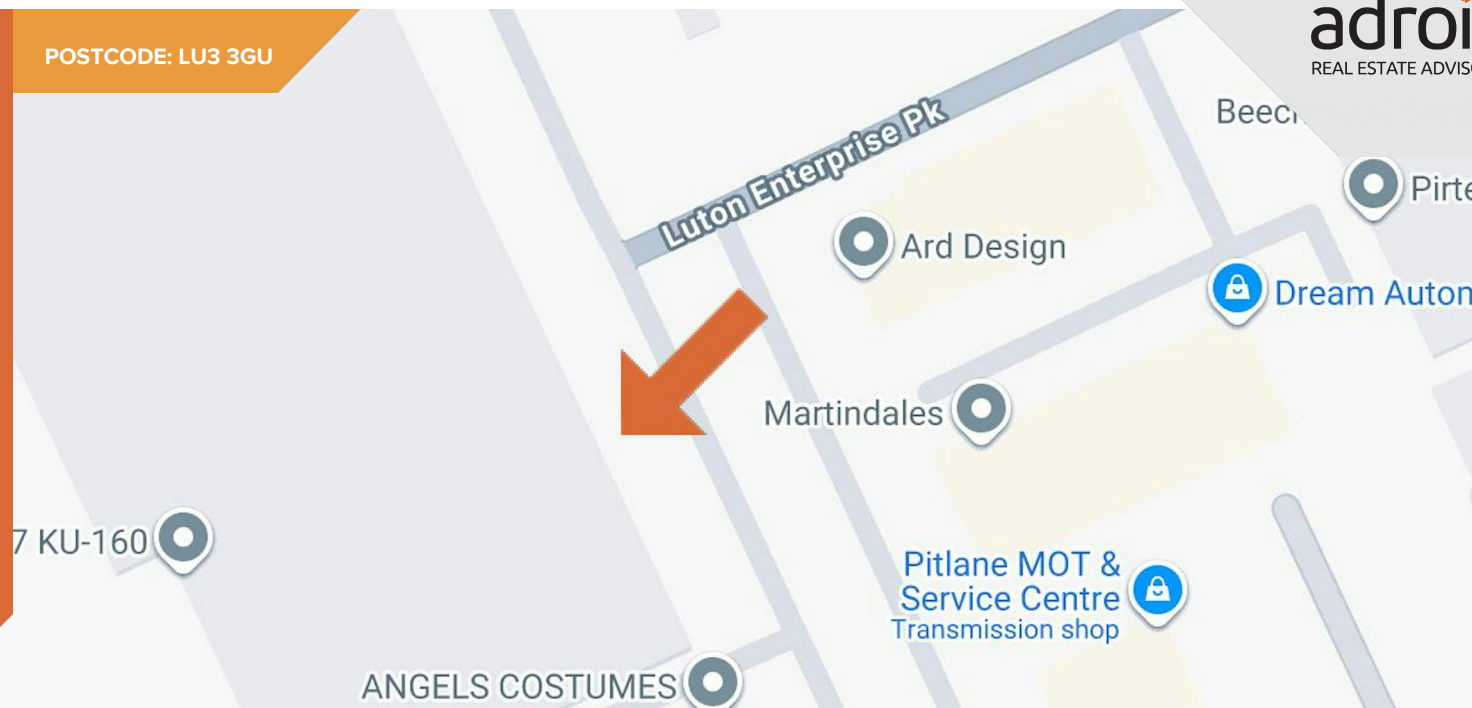
TO LET

43,474 sq ft (4,038.87 sq m)



POSTCODE: LU3 3GU

- Total occupational cost under £11.25 psf (inc rent, rates and service charge)
- Due to be refurbished
- 5.18m clear internal height rising to 7.16m at the ridge
- 29 car parking spaces
- 2 level access loading doors
- First floor offices
- Warehouse heating
- 17m yard



Description

Luton Enterprise Park offers low cost warehousing available on flexible lease terms.

Unit A comprises a detached, self contained warehouse with 29 parking spaces in the car park to the front and a separate yard area to the rear. The unit is available for occupation pending completion of refurbishment works

Location

Luton Enterprise Park is situated in Sundon Park, approximately 4.5 miles north west of Luton town centre, approached via Sundon Park Road which connects with the M1 at junction 11a within 2.8 miles. London Luton Airport is within 9 miles whilst Luton Leagrave station is within 1.3 miles and provides fast and frequent services to London St Pancras (circa 40 mins) or north to Bedford (circa 22mins) and beyond. Sundon Park provides local amenities and shopping including an Aldi within immediate proximity.

Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft	sq m
Ground - Warehouse & Ancillary	39,279	3,649.14
1st - Offices	4,195	389.73
Total	43,474	4,038.87



Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

C (75)

Availability

Available Immediately . Due to undergo refurbishment

Rent

£7.95 per sq ft

Service Charge

£17,661 per annum 2025 budget to the year ending December 2025

Legal Costs

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

Business Rates

Further information is available upon request.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

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